

## 1 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

Apartment 203 – We are happy to present this modern 1-bedroom apartment, situated in the prime developing business area of Limassol, Agios Ioannis, just a step away from various amenities, including Pythagoras school, shops, bakeries, pharmacies. It offers easy access to the highway, ensuring a convenient and comfortable city center lifestyle to its residents.

The apartment has 50sqm of internal covered area and a covered balcony of 16 sqm. with the storage room of 2 sqm.

It comprises a spacious living area with an open kitchen space, one bedroom, and one bathroom.

These well-designed living spaces and high standards of construction ensure comfort and functionality ...

### Property Info

Covered Area **68**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool  
 Parking  
**Common, Yes**  
**Covered, Yes**

### Additional info

Reference Number **240804**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €265 500 + VAT

VAT for this property is **€13,275** or **€50,445**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 904.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: +35795129336, +35799409010			

## Price change history

€265 500 on Nov 22, 2025

