

## 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	<b>68</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>240804</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### 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/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€265 500 on Nov 22, 2025

