

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

This stylish one-bedroom apartment is part of a modern residential development located in the heart of Limassol's fast-growing business area. Designed with a perfect balance of comfort and functionality, it's ideal for professionals or couples seeking a contemporary home that combines work and relaxation.



The development features a 4-story building with elegant architecture and facilities that promote an active and balanced lifestyle — including spaces for sport, work, and leisure. Built according to bioclimatic design principles and A-class energy efficiency standards, it offers exceptional quality, sustainability, and long-term value.

Property Info		Plot / Area In	fo	<b>Additional info</b>	
Covered Area	66			Reference Number	10540
Covered Veranda	16			Reference number	10540
	-	Pool	Common, Yes	Property type	Apartment
Floor Number	1	Darking	Covered, Yes	Condition Bathrooms	Under Construction  1
Total Number of Floors	4	Parking			
Energy Efficiency	A				

Amenities	Location		
• Parking	Location: Nicosia - Agios Ioannis	Region: Limassol	
	Coordinates: <b>34.675526231324</b> / <b>33.022241601819</b>		



Price: €260 000 + VAT

VAT for this property is €13,000 or €49,400. 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>	Eveluded	Title transfer fee	None	Common ovnences	None
	Price per SQM	€3 939.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€260 000 on Nov 26, 2025





















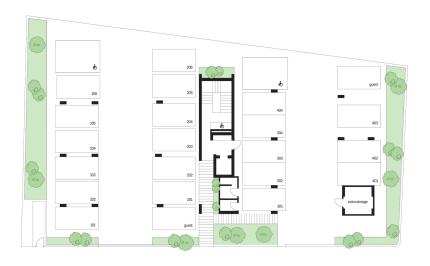
ROOF



1st floor Apartment 104 1 Bdr · 50 m²



PARKING SPACE



1st floor Apartment 103 1 Bdr · 50 m²

