

40m² Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

Discover a new dimension of urban living in the heart of Limassol with this modern four-story residential development. Thoughtfully designed for contemporary lifestyles, the building features a curated selection of studio, one-, and two-bedroom apartments, as well as exclusive penthouses with private rooftop terraces and panoramic city views.

The residences are handed over fully furnished, equipped with designer furniture, premium appliances, and refined finishes. Each apartment includes a spacious kitchen, en-suite master bedroom, guest bathroom, built-in wardrobes, and generous storage solutions. Energy-efficient systems—such as solar panels, double-glazed windows, and Class A c...

Property Info		Plot / Area Info		Additional info	
Covered Area	40				
Covered Veranda	7				
Floor Number	3				
Total Number of Floors	4	Pool	Common, Yes	Reference Number	12417
Furnishing	Furnished	Parking	Covered, Yes	Property type	Apartment
Heating	Autonomous Heating, Yes			Bathrooms	1
Air Conditioning	All rooms, Yes				

Amenities

- Parking

Location

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

Coordinates: **34.675074 / 33.024077**

Price: €205 000 + VAT

VAT for this property is **€10,250** or **€38,950**. 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	Excluded	Title transfer fee Price per SQM	~€4 800.00 €5 125.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€205 000 on Dec 4, 2025









