

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

This stylish two-bedroom apartment is part of a modern residential development located in the heart of Limassol's fast-growing business area. X

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 Info |                     | Additional info  |                           |
|------------------------|------------|------------------|---------------------|------------------|---------------------------|
| Covered Area           | <b>103</b> |                  |                     | Reference Number | <b>11178</b>              |
| Covered Veranda        | <b>16</b>  | Pool             | <b>Common, Yes</b>  | Property type    | <b>Apartment</b>          |
| Floor Number           | <b>4</b>   | Parking          | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Total Number of Floors | <b>4</b>   |                  |                     | Bathrooms        | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>   |                  |                     |                  |                           |

| Amenities | Location   | Region          |
|-----------|--|-----------------|
| • Parking | <b>Location:</b> Nicosia - Agios Ioannis<br>Coordinates: <b>34.67552623 / 33.0222416</b> | <b>Limassol</b> |

## Price: €389 000 + VAT

VAT for this property is **€19,450** or **€73,910**. 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<br>Price per SQM | <b>None</b><br><b>€3 777.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

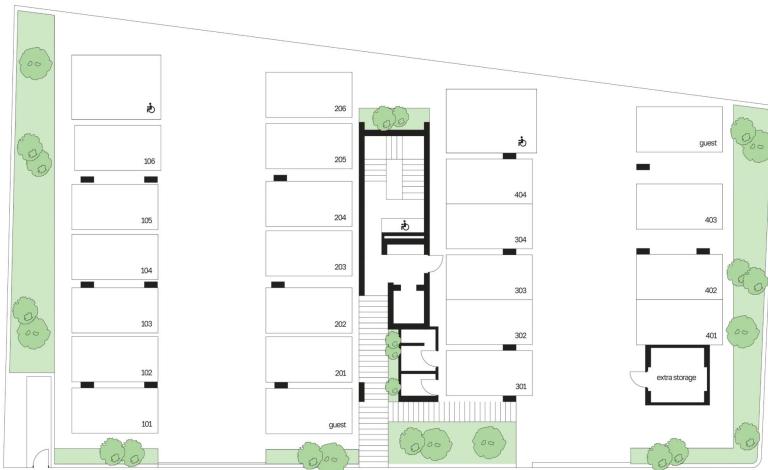
€389 000 on Jan 14, 2026



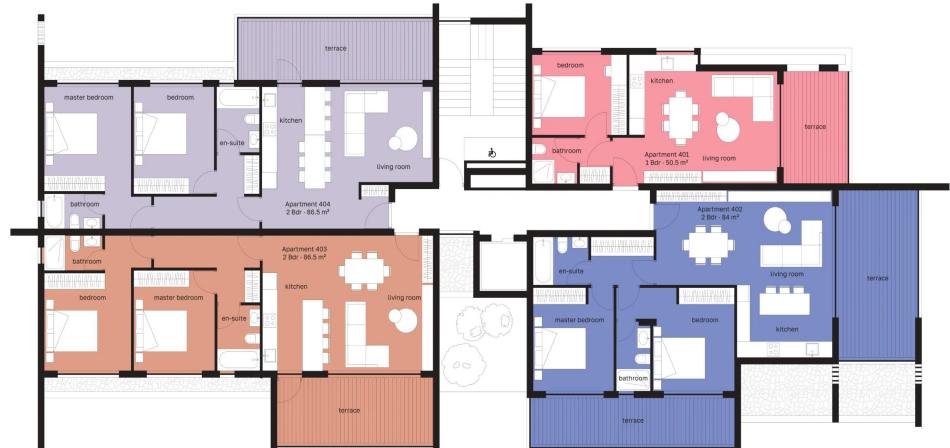




| PARKING SPACE



| 4th floor



4th floor  
Apartment 404  
2 Bdr · 86.5 m<sup>2</sup>

