

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. 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

Covered Area	103
Covered Veranda	16
Floor Number	4
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	11178
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Nicosia - Agios Ioannis Region: **Limassol**
 Coordinates: **34.67552623 / 33.0222416**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 777.00/m²		

Representative: RealDeal Estates

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

€389 000 on Jan 14, 2026



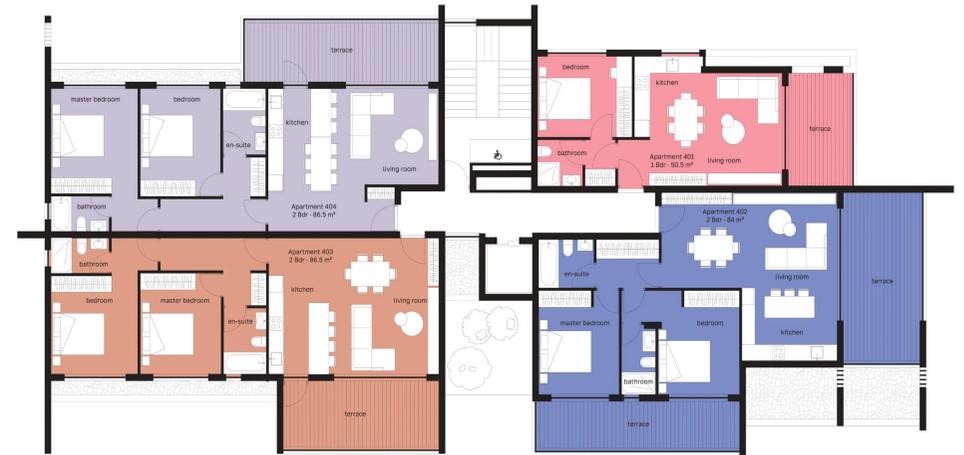




| PARKING SPACE



| 4th floor



| 4th floor
Apartment 404
2 Bdr · 86.5 m²

