

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

A stylish three-bedroom apartment located in the vibrant Agios Ioannis area in the heart of Limassol. Ideally situated less than 700 meters from the beach and under 1 kilometer from Limassol Marina, the apartment offers excellent access to the city's key lifestyle, leisure, and business destinations. The surrounding area is undergoing dynamic development, with numerous modern residential and high-rise projects, making it one of Limassol's most sought-after urban locations. X

The apartment is thoughtfully designed with a contemporary layout that combines comfort and functionality. It features three well-proportioned bedrooms, a modern open-plan living and dining area, and a sleek ...

Property Info	Plot / Area Info	Additional info		
Covered Area	<b>129</b>			
Covered Veranda	<b>24</b>		Reference Number	<b>11424</b>
Uncovered Veranda	<b>4</b>	Parking	Covered, Yes	Property type
Floor Number	<b>3</b>			Bathrooms
Total Number of Floors	<b>4</b>			<b>2</b>

Amenities	Location	
• Parking	<b>Location:</b> Nicosia - Agios Ioannis Coordinates: <b>34.67331156 / 33.0277455</b>	Region: <b>Limassol</b>

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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 Price per SQM	<b>~€14 400.00</b> <b>€3 450.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€445 000 on Jan 24, 2026

