

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

A luxurious two-bedroom penthouse 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 penthouse offers unparalleled access to the city's premier lifestyle, leisure, and business destinations. The surrounding area is rapidly developing, with modern residential and high-rise projects, making it one of Limassol's most desirable urban locations. X

The penthouse is thoughtfully designed with a contemporary open-plan layout that maximizes comfort and functionality. It features two spacious bedrooms, a modern living and dining area, and a fully equipped kitchen with premi...

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>104</b>		
Covered Veranda	<b>22</b>		Reference Number
Floor Number	<b>4</b>	Parking	<b>11426</b>
Total Number of Floors	<b>4</b>	<b>Covered, Yes</b>	Property type
			Bathrooms

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

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>~€13 200.00</b> <b>€3 990.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€415 000 on Jan 24, 2026





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