

## 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.



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

Covered Area	<b>104</b>
Covered Veranda	<b>22</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11426</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates: 34.67331156 / 33.0277455**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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	<b>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 183.00/m<sup>2</sup></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>
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## Price change history

€415 000 on Jan 24, 2026

€435 000 on Mar 6, 2026





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