

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

Experience a new standard of urban living in the heart of one Limassol's rapidly developing districts, where contemporary architecture and refined functionality come together in a thoughtfully crafted residential development. The design places emphasis on comfort, efficiency, and a calm sense of modern sophistication. ✖

Each residence is delivered fully furnished in a complete turnkey format, featuring designer pieces, high-end kitchen appliances, and interior styling. Efficient split air-conditioning systems and advanced heat pumps provide year-round comfort, while the building's integrated photovoltaic network supports lower energy consumption and a more sustainable lifestyle. A...

#### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>19</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>16794</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
 Coordinates: **34.674472 / 33.030889**

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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>~€17 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 474.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€510 000 on Mar 21, 2026





