


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

A modern 1-bedroom apartment in a boutique residential development offering comfort, efficiency, and strong long-term value in the heart of Limassol. 

Set within a three-story contemporary building, the residence is located just off Franklin Roosevelt Avenue in one of the city's most accessible and fast-growing areas. Designed for urban living, it combines smart layouts, premium finishes, and a bright, functional interior.

The apartment benefits from a highly convenient location, with the Marina, City of Dreams Mediterranean Casino, and My Mall all within a five-minute drive. Shops, schools, and essential services are also within walking distance, making daily life simple a...

### Property Info

Covered Area	<b>56</b>
Covered Veranda	<b>6</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12542</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.66703782 / 33.02368995**

## Price: €249 500 + VAT

VAT for this property is **€12,475** or **€47,405**. 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>~€6 580.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 455.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€249 500 on Mar 27, 2026





