


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	57
Covered Veranda	7
Floor Number	2
Total Number of Floors	3

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	12544
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

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

Price: €255 500 + VAT

VAT for this property is **€12,775** or **€48,545**. 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	Excluded	Title transfer fee	~€6 820.00	Common expenses	None
		Price per SQM	€4 482.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€255 500 on Mar 27, 2026





