


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

A modern 2-bedroom apartment within a boutique residential building in the evolving yet tranquil area of Agios Ioannis, offering privacy and refined urban living. 

Designed with a unique concept of one apartment per floor, the property provides the exclusivity and comfort of an entire level. The layout is bright and well-balanced, featuring an open-plan living and kitchen area that flows seamlessly onto a spacious veranda. The apartment includes a separate guest bedroom and bathroom, as well as a private master suite.

High construction standards, energy-efficient design, and premium materials ensure long-term quality and understated elegance.

Key Features:

- 2-...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>21</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **13429**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.6724645 / 33.02346466**

## Price: €406 000 + VAT

VAT for this property is **€20,300** or **€77,140**. 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>~€12 840.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 794.00/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

€406 000 on May 8, 2026









	BEDROOMS	BATHROOMS	INTERNAL AREAS (M <sup>2</sup> )	COVERED VERANDAS(M <sup>2</sup> )	STORAGE ROOMS (M <sup>2</sup> )	TOTAL AREAS (M <sup>2</sup> )
* FLAT 101	2	2	86.3	21.5	3.8	111.6
* FLAT 201	2	2	86.3	21.5	4.0	111.8
* FLAT 301	2	2	86.3	21.5	2.1	109.9
* FLAT 401	2	2	86.3	21.5	8.2	116 + 53.1