


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

A modern gated residential development located in Agios Ioannis, Limassol, offering a comfortable and contemporary living environment in a well-connected residential area. 

The project comprises a 4-storey building with just 8 apartments, including spacious 2- and 3-bedroom apartments as well as 2 penthouses, designed with functionality, quality materials, and modern architectural aesthetics in mind.

Each apartment includes its own covered parking space and private storage room, providing convenience and practicality for everyday living.

Constructed according to Energy Efficiency Class A standards, the development combines thermal insulation systems, energy-efficient m...

Property Info

Covered Area	99
Covered Veranda	19
Floor Number	4
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	13507
Property type	Apartment
Bathrooms	3

Amenities

- Roof Garden

Location

Location: Nicosia - Agios Ioannis Region: **Limassol**
 Coordinates: **34.68017596 / 33.02754164**

Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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	Excluded	Title transfer fee	~€13 000.00	Common expenses	None
		Price per SQM	€4 141.00/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			

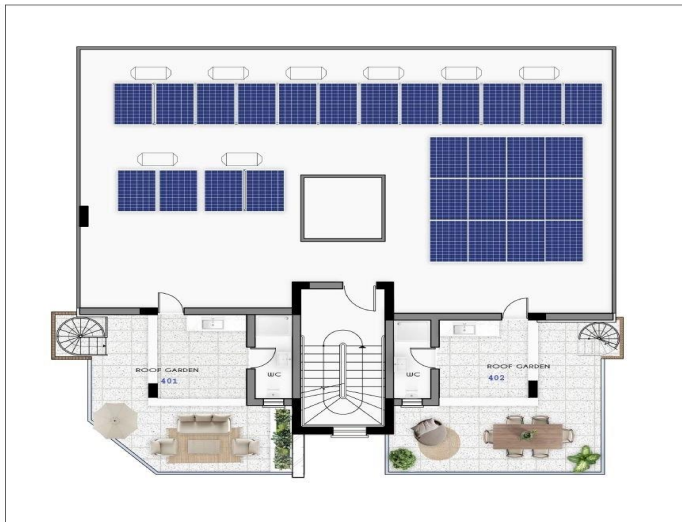
Price change history

€410 000 on May 8, 2026

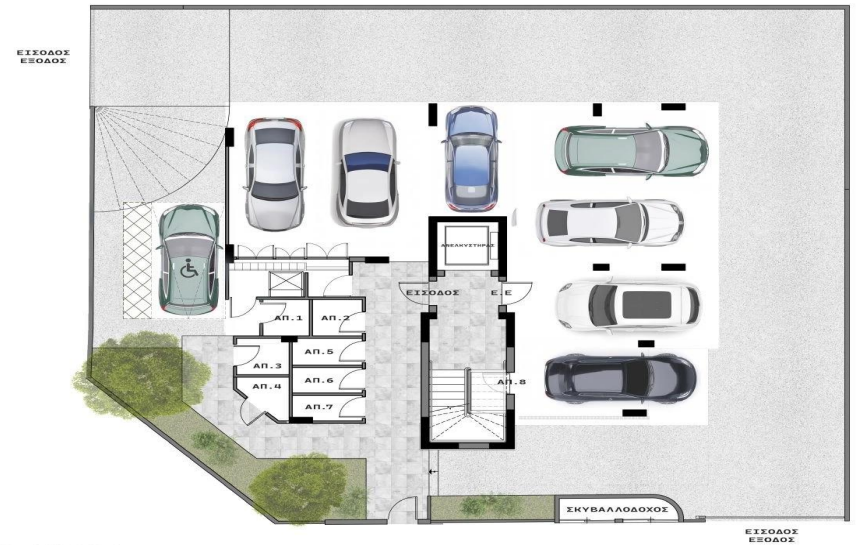




FOURTH FLOOR



ROOF GARDEN



GROUND FLOOR