

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

Located in the residential district of Agios Ioannis, known for its central location near schools (such as Lykeio Agiou Ioanni) and local amenities, this contemporary four-storey development introduces a refined collection of spacious two- and three-bedroom apartments designed around modern comfort, functionality, and elegant urban living. ✖

The project combines clean architectural lines with thoughtfully planned interiors, creating bright and welcoming living spaces enhanced by expansive glazing and generous verandas. Particular attention has been given to practicality and long-term comfort, making the residences equally suitable for permanent living and investment purposes.

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#### Property Info

Covered Area	<b>116</b>
Covered Veranda	<b>23</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **17579**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
 Coordinates: **34.680222 / 33.027556**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 276.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€380 000 on May 11, 2026



