

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

Located in the heart of Agios Ioannis, this contemporary residential development combines modern architecture, spacious interiors, and carefully considered design to create a refined urban living environment with strong long-term investment appeal. ✖

The project comprises only eight generously proportioned two-bedroom apartments, offering a more private and low-density residential atmosphere compared to larger developments. Thoughtfully planned layouts maximise comfort, functionality, and natural light, while expansive living areas and contemporary architectural lines create a sense of openness and modern elegance throughout.

Each residence includes private parking and an indivi...

### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>13</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>17582</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**Coordinates:** **34.674953 / 33.024585**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 736.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€340 000 on May 11, 2026



