

## 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

A nice two bedroom apartment in a newly developed area in Ypsonas. Peaceful enviroment in a quiet neighbour hood. Large verandas 2 parking spaces and storage. Spacious areas everywhere. En suite in the master bedroom.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>85</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL30180</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Balcony

### Location

**Location:** Ypsonas Region: **Limassol**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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.

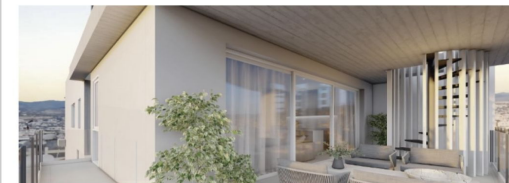
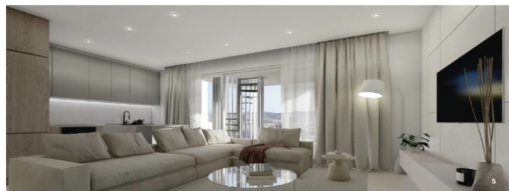
|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 235.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€275 000 on Nov 27, 2023



The ample space of the apartments, the special features, the roof gardens and the big verandas give the comfort of a luxurious and relaxing living space in this attractive location of the city.

All apartments have large balconies, ideal for enjoying the unobstructed views of Limassol.

Photovoltaics will be installed for the common areas of the building.

The apartments are fitted with high standard kitchens, thermal double-glazing windows, electric shutters for bedrooms and thermal insulation system for the building.

