

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

This 2 bedroom apartment in Ypsonas offers spacious living with an open plan kitchen, 1 guest toilet, 1 bathroom, covered veranda, storage, and 1  covered parking space. It features panoramic sea views and benefits from thermal double glazed windows, parquet flooring in the bedrooms, granite kitchen tops, and provisions for air conditioning and electric heating. The apartment also includes a hot water solar system and photovoltaic panels. Top floor apartments have individual access to a private roof terrace, while this particular apartment is available on the 1st and 2nd floors.

**Property Info**

Covered Area	<b>100</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

**Plot / Area Info**

Parking	<b>Yes</b>
---------	------------

**Additional info**

Reference Number	<b>6439</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

**Amenities**

<b>Amenities</b>	<b>Location</b>	
• Elevator	<b>Location:</b> Ypsonas	Region: <b>Limassol</b>

**Location:** Ypsonas  
Coordinates: **34.6882836 / 32.9612103**

## Price: €261 000 + VAT

VAT for this property is **€13,050** or **€49,590**. 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 Price per SQM	<b>None</b> <b>€2 610.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

- €275 000 on Jan 10, 2024
- €261 000 on Apr 22, 2024
- €275 000 on Nov 7, 2024
- €261 000 on Apr 11, 2025



