

## 4 Bedroom House for Sale in Ypsonas, Limassol District

Detached 4 bedroom villa for sale in Ypsonas area, Limassol. The villa has a swimming pool, a double garage, a fireplace, fully furnished with floor central heating and airconditioning in all rooms.

The total plot area is 1500 sqm. Covered area 250 sqm (1 floor).

The house finished at the end of 2012 and is located in a quiet neighborhood, only 7 minutes drive away from the My Mall of Limassol and the new Casino Resort.

### Property Info

Covered Area	<b>250</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1500</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>14896</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €2 600 000 + VAT

VAT for this property is **€275,600** or **€494,000**. 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>~€100 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 400.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 100 000 on May 23, 2024

€2 600 000 on Jun 25, 2025



