

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

We are happy to present this beautiful, modern two-bedroom top-floor apartment with a roof garden, located in Ypsonas municipality. The apartment is part of a brand-new, under-construction complex consisting of only six units, with two apartments per floor. The building is expected to welcome its new owners around May 2025.



This stunning apartment is situated on the top floor of a three-storey building and features an internal area of 78 square meters, a 21 square meter covered veranda, and an additional 52 square meter roof garden, offering ample space for a sitting area and barbecue, as shown in the plans. The apartment includes an open-plan kitchen with a living and dining area,...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**78**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **25152**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Guest WC

### Location

**Location:** Ypsonas  
Coordinates: **34.69242205643 / 32.956851449707**

Region: **Limassol**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>€4 615.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€360 000 on May 23, 2024









