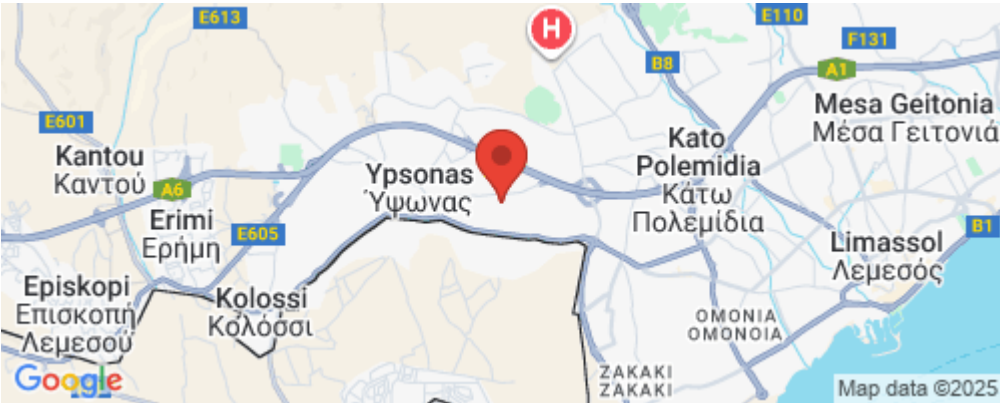


4 Bedroom House for Sale in Ypsonas, Limassol District

Modern and luxurious four-bedroom detached villa is available for sale in the Ypsonas area.



The four-bedroom detached villa sits on a plot area of 1,102 square meters and covers an internal area of 300 square meters. This wonderful villa expands into two floors and consists of an open-plan layout kitchen, dining, and living room area, a guest toilet, a master bedroom with an en-suite bathroom, three additional bedrooms, a toilet room with a shower unit, and a large covered and uncovered verandas. As an extra, this fantastic property is equipped with laminate parquet flooring in all bedrooms, a solar water system, double-glazed windows, a covered parking space, a large garden area...

| Property Info    |                | Plot / Area Info                               |                | Additional info  |           |
|------------------|----------------|--|----------------|------------------|-----------|
| Covered Area     | 300            | Plot area                                      | 1102           | Reference Number | SR14008   |
| Air Conditioning | All rooms, Yes | Parking  | Uncovered, Yes | Property type    | House     |
|                  |                |  |                | Condition        | Pre-Owned |
|                  |                |  |                | Bathrooms        | 1         |
| Amenities        |                | Location                                       |                |                  |           |
|                  |                | Location: Ypsonas                              |                | Region: Limassol |           |
|                  |                | Coordinates: 34.686084959321 / 32.975197331672 |                |                  |           |

## Price: €950 000 + VAT

VAT for this property is **€114,000** or **€180,500**. 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>~€34 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 167.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€850 000 on Jul 1, 2024  
 €900 000 on Nov 21, 2024  
 €950 000 on Aug 30, 2025









