

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

One-bedroom apartment for sale in the Ypsonas area, Limassol. Excellent location close to the New Casino and My Mall, in a quiet neighborhood with easy access to the main roads.



This apartment has a total area of 66m<sup>2</sup> (covered 54m<sup>2</sup>, balcony 12m<sup>2</sup>). The apartment consists of an open plan space with a kitchen/living room, bedroom, 1 bathroom, a storage room, and a covered parking space. One bedroom apartment is located on the first floor. Option to choose your own design (tiles, doors, wardrobes, kitchen, etc). It will have provision for A/C, storage room and covered parking space.

Delivery date – August 2025

### Property Info

Covered Area  
Heating  
Air Conditioning

**54**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **21694**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Balcony

### Location

**Location:** Ypsonas  
Coordinates: **34.6993387 / 32.9520247**

Region: **Limassol**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>€3 611.00/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

€195 000 on Aug 2, 2024

