

## 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 second 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 **21697**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Balcony

### Location

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

Region: **Limassol**

**Price: €199 000 + VAT**

VAT for this property is **€9,950** or **€37,810**. 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>€3 685.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€199 000 on Aug 2, 2024

