

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

For sale is a modern apartment under construction, offering 77 m<sup>2</sup> of comfortable internal space. Located on the top floor of a new building in the desirable area of Ypsonas, Agios Sylas, this apartment features two spacious bedrooms and two well-designed bathrooms. The property is accessible by elevator, ensuring easy access for all residents. ☒

Ypsonas, Agios Sylas is a growing area known for its blend of peaceful residential streets and easy access to all essentials. Here, you will find a friendly atmosphere, local shops, cafes, and schools nearby. The neighborhood provides quick access to the highway, making commuting convenient, while remaining close to supermarkets and daily ame...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>77</b>			Reference Number	<b>23935</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

Amilities	Location	Region
• Balcony	<b>Location:</b> Ypsonas <b>Coordinates:</b> 34.698998232065 / 32.952939414172	<b>Limassol</b>

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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 Price per SQM	<b>None</b> <b>€3 831.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€330 000 on Sep 11, 2024

€290 000 on Apr 5, 2025

€295 000 on Sep 27, 2025

