

## 4 Bedroom House for Sale in Ypsonas, Limassol District

? For Sale | Exceptional Mansion with Expansion Potential and Luxurious Features X

? Location: Ypsonas, Limassol

Discover this breathtaking, one-of-a-kind mansion, perfectly situated in a serene Ypsonas neighborhood. Conveniently located near the highway, My Mall of Limassol, and City of Dreams, this stunning property offers both tranquility and easy access to all essential amenities.

### ■ Key Features:

- ✓ Spacious 2550 sqm plot, offering ample space to build additional structures due to the high-density zoning
- ✓ Expansive 750 sqm interior, including covered verandas (556 sqm main house plus 61 sqm covered kiosk area)
- ✓ Inviting overflow ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>750</b>			Reference Number	<b>7995</b>
Covered Veranda	<b>61</b>	Plot area	<b>2550</b>	Property type	<b>House</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2014</b>
Air Conditioning	<b>All rooms, Yes</b>			View	<b>City view</b>

Amenities		Location	Region: <b>Limassol</b>
• Guest WC		Coordinates: <b>34.6608997 / 33.0015125</b>	

## Price: €2 300 000 + VAT

VAT for this property is **€372,600** or **€437,000**. 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>~€88 600.00</b> <b>€3 067.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€2 300 000 on Oct 5, 2024



















