

## 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 pool a...

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>750</b>		Reference Number
Covered Veranda	<b>61</b>		<b>8027</b>
Furnishing	<b>Unfurnished</b>	Plot area	Property type
Energy Efficiency	<b>N/A</b>	Pool	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>		<b>3</b>
			<b>Condition</b>
			<b>Bathrooms</b>
			<b>View</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Ypsonas <b>Coordinates:</b> 34.733357265271 / 33.045093030764	<b>Limassol</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

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 300 000 on Oct 6, 2024











