

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

? For Sale: Stunning, well-maintained neoclassical villa on a large plot.



? Location: Ypsonas | Close to essential amenities | Easy highway access

### ■ Key Features:

- Covered Area: 430 sqm
- Plot Size: 1,835 sqm

### Ground Floor:

- Elegant living and dining area
- Casual TV room
- Main kitchen with sitting area
- Additional small kitchen
- Guest toilet

### First Floor:

- 4 spacious bedrooms, including a master with en-suite
- Family bathroom
- Separate sitting area

### Top Floor:

- Attic with a self-contained apartment (bedroom, living room, and bathroom)

Additional Featu...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**430**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**1835**  
**Yes**  
**Covered, Yes**

Reference Number **8490**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **City view**

## Amenities

- Guest WC

## Location

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.6860382 / 32.9736723**

## Price: €1 300 000 + VAT

VAT for this property is **€183,512** or **€247,000**. 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	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 023.00/m²</b>		

## 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>
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## Price change history

€1 250 000 on Nov 1, 2024  
 €1 300 000 on Apr 15, 2025

















