

## 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  
Property type  
Condition  
Bathrooms  
View

**8490**  
**House**  
**Pre-Owned**  
**4**  
**City view**

## Amenities

- Guest WC

## Location

**Location:** Ypsonas  
**Coordinates:** **34.6860382 / 32.9736723**

Region: **Limassol**

## 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/m<sup>2</sup></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>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

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









