

3 Bedroom House for Sale in Ypsonas, Limassol District

An exceptional opportunity to own a luxurious detached villa in Ypsonas, sitting on a 425 sq.m. plot in a tranquil cul-de-sac next to a green area. Built in 2018 by the owner for personal use, the villa boasts premium materials and high-end finishes, including sliding doors inside walls, hidden lighting, 8mm thermal insulation, marble countertops, and a fireplace with fans for efficient heating.



The ground floor features an open-plan living space with a luxurious dining area, complemented by a smaller kitchenette and a guest toilet. A large covered veranda and a spacious yard make it perfect for outdoor living. The property also includes covered parking for two cars.

On the ...

Property Info

Covered Area **242**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **425**
 Parking **Covered, Yes**

Additional info

Reference Number **27497**
 Property type **House**
 Condition **Pre-Owned**
 Bathrooms **2**

Amenities

- Guest WC

Location

Location: Ypsonas
 Coordinates: **34.686596186697 / 32.976870338206**

Region: **Limassol**

Price: €800 000 + VAT

VAT for this property is **€82,579** or **€152,000**. 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	Excluded	Title transfer fee	~€28 600.00	Common expenses	None
		Price per SQM	€3 306.00/m²		

Representative: FOX

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Price change history

€800 000 on Nov 28, 2024







