

## 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 ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>242</b>	Plot area	<b>425</b>	Reference Number	<b>27497</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

<b>Amenities</b>	<b>Location</b>	
• Guest WC	<b>Location:</b> Ypsonas Coordinates: <b>34.686596186697 / 32.976870338206</b>	Region: <b>Limassol</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€28 600.00</b> <b>€3 306.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€800 000 on Nov 28, 2024







