

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

Spacious 3-bedroom house in Ypsonas, Limassol.

Covered area 175 sq.m. + extension

Plot size 399 sq.m.

Covered garage

Photovoltaic system

Underfloor heating

Covered heated swimming pool

Located in a prime area, this home is equipped with modern amenities, providing comfort and energy efficiency.

### Property Info

Covered Area	<b>175</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>399</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>55540</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>

### Amenities

- Air Conditioning

### Location

**Location:** Ypsonas Region: **Limassol**

## Price: €700 000 + VAT

VAT for this property is **€49,000** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 000.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€800 000 on Dec 14, 2024  
 €700 000 on May 30, 2025













