

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

Cozy spacious modern villa in Ypsonas in a very quiet and private location with big garden, nice veranda with bar and bbq area close to all amenities.

### Key Features

Very high quality of materials  
 Great layout  
 Beautiful mature garden  
 Big swimming pool with mosaics  
 VRV and underfloor heating  
 CCTV cameras  
 Parking for four cars  
 Brand new Italian furniture and kitchen with Miele appliances, lots of storage  
 High ceilings  
 Fireplace

The condition of the villa is like new.

### Property Info

Covered Area	<b>365</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1660</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>55650</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>5+</b>

### Amenities

- Air Conditioning

### Location

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

## Price: €2 200 000 + VAT

VAT for this property is **€291,425** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 027.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 200 000 on Jan 14, 2025











