

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

New project of five luxury and modern houses. The project is located in a luxury area of Limassol, Agias Sylas, near all necessary amenities.



The proximity of the highway allows an easy connection with the city center and the main cities of the island.

Three floor houses with comfortable rooms and amazing roof garden.

### AVAILABILITY

House #2

Plot area 233 s.qm.

Covered area 216 sq.m.

Covered verandas 26 sq.m.

Uncovered verandas 50 sq.m.

Covered parking 16 sq.m...

### Property Info

Covered Area	<b>216</b>
Covered Veranda	<b>26</b>
Uncovered Veranda	<b>50</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>233</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>39549</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.7029206 / 32.9634852**

## Price: €525 000 + VAT

VAT for this property is **€48,708** or **€99,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 431.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€455 000 on Sep 24, 2023

€525 000 on Feb 19, 2024

