

## 35m<sup>2</sup> Apartment for Sale in Ypsonas, Limassol District

For sale is a modern studio apartment in the heart of Ypsonas. This apartment offers a comfortable internal space of 35 m<sup>2</sup>, providing a cozy yet functional living environment. Situated on the first floor of a well-designed four-story building, this unit features a stylish bathroom that meets all your needs. 

Ypsonas is a vibrant area filled with local shops, cafes, and restaurants, making it a great place for those who enjoy a lively community atmosphere. The neighborhood is known for its friendly environment and easy access to essential amenities. Both public transport and major roads are conveniently nearby, allowing for seamless connectivity to other parts of the region.

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### Property Info

### Plot / Area Info

### Additional info

Covered Area **35**  
 Air Conditioning **All rooms, Yes**

Reference Number **25515**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

### Amenities

### Location

- Storage room

**Location:** Ypsonas  
 Coordinates: **34.687623031646 / 32.972754470663**

Region: **Limassol**

**Price: €135 000 + VAT**

VAT for this property is **€6,750** or **€25,650**. 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>€3 857.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€135 000 on Mar 7, 2025





