


## 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

For sale is a modern apartment in the heart of Ypsonas. This spacious unit offers an internal area of 77 m2, featuring two comfortable bedrooms and one stylish bathroom. Located on the first floor of a four-story building, this apartment is perfect for those seeking contemporary living with plenty of natural light. 

Ypsonas is a charming area known for its friendly atmosphere and convenient amenities. Residents enjoy easy access to local shops, cafes, and parks, making it an ideal location for families and professionals alike. The neighborhood is well-connected to the surrounding areas, providing a perfect balance between urban convenience and peaceful living.

Built in 2027, ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **77**  
 Air Conditioning **All rooms, Yes**

Reference Number **25525**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

### Amenities

### Location

- Storage room

**Location:** Ypsonas  
 Coordinates: **34.687570099822 / 32.972775928336**

Region: **Limassol**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>€3 247.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€250 000 on Mar 7, 2025





