

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

This elegant 2-bedroom apartment is located in Ypsonas, Limassol, offering a contemporary living experience with modern design and high-quality finishes throughout. The apartment features a carefully planned layout to maximize natural light and space, providing a comfortable and stylish home. Situated in a vibrant neighborhood, it offers excellent connectivity and easy access to main roads and central Limassol. Enjoy the convenience of walking distance to shops, cafes, parks, and everyday amenities, making it ideal for both permanent living and investment. This property promises a premium lifestyle with exceptional accessibility in Limassol.

### Property Info

Covered Area	<b>115</b>
Covered Veranda	<b>32</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>236907</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

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

**Price: €260 000 + VAT**

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 261.00/m<sup>2</sup></b>		

**Representative: MySpace**

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

**Price change history**

€260 000 on May 13, 2025



