

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

- 3 bedrooms
- 3 W/C
- Living Area 156.3m<sup>2</sup>
- Plot Area 214.85m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"
- A/C
- Home Appliances
- Photovoltaic Panels



| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>156</b>            | Plot area        | <b>215</b>          | Reference Number | <b>7787</b>      |
| Air Conditioning | <b>All rooms, Yes</b> | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
|                  |                       | Parking          | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>3</b>         |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Ypsonas<br><b>Region:</b> Limassol<br>Coordinates: <b>34.6882836 / 32.9612103</b> |

## Price: €500 000 + VAT

VAT for this property is **€27,692** or **€95,000**. 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<br>Price per SQM | <b>None</b><br><b>€3 205.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€600 000 on Jun 17, 2025

€500 000 on Jan 13, 2026



