

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

For sale in Limassol: a modern 2-bedroom apartment in Ipsonas with panoramic sea view and city skyline view, only 2 years old and in “as-new” condition exempt of VAT. The property sits just 2 minutes from the highway (Ipsonas junction), giving you unbeatable access to the city centre, My Mall, the casino resort and the beaches. It has an internal area of 75sqm and 20sqm of covered veranda! It is within short driving distance to supermarkets, bakeries, schools and a green park, this flat delivers the ultimate convenience and affordable living.

Inside, you'll find a bright open-plan kitchen, dining and living area that flows onto a large covered veranda—engineered so half ca...

### Property Info

Covered Area	<b>100</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>237439</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

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

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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>~€6 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 490.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€249 000 on Jun 17, 2025

