

2 Bedroom Apartment for Sale in Ypsonas, Limassol District

For sale in Limassol: a modern 2-bedroom apartment in Ypsonas 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 (Ypsonas 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	Plot / Area Info	Additional info
Covered Area	100	Reference Number
Floor Number	1	Property type
Energy Efficiency	A	Condition
Air Conditioning	All rooms, Yes	Construction Year
		Bathrooms
		237439
		Apartment
		Pre-Owned
		2022
		2
Amenities	Location	
	Location: Ypsonas Region: Limassol	

Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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	Excluded	Title transfer fee Price per SQM	~€8 200.00 €2 900.00/m²	Common expenses	None
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Representative: MySpace

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Price change history

€249 000 on Jun 17, 2025
€270 000 on Nov 13, 2025
€280 000 on Jan 6, 2026
€290 000 on Feb 7, 2026

