

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	100
Floor Number	1
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Yes
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Additional info

Reference Number	237439
Property type	Apartment
Condition	Pre-Owned
Construction Year	2022
Bathrooms	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	~€8 200.00	Common expenses	None
		Price per SQM	€2 900.00/m²		

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

