

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

Reference ID: #SA36730 Price details: €3,300,000 This luxurious villa is built on a 3,512 sqm plot and is surrounded by a beautiful garden with a swimming pool, gazebo, and barbecue area. On the ground floor, you will find a kitchen with a dining area and a family living room, a small auxiliary kitchen, a formal living room, a formal dining room, and a guest toilet. The first floor features four spacious bedrooms, each with an en-suite bathroom. The villa also includes a 135 sqm guest house with one bedroom, a bathroom, a small kitchen and three spacious rooms multipurpose area. Additionally, it offers a covered parking space for 3 cars, central heating, and air conditioning.



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**623**

Plot area

**3512**

Reference Number

**SA36730**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**5+**

### Amenities

### Location

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.697247388731 / 32.96991067127**

## Price: €3 300 000 + VAT

VAT for this property is **€515,764** or **€627,000**. 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	<b>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 297.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€3 300 000 on Jun 26, 2025









