

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

- 2 bedrooms
- 2 W/C
- Internal Area 78m<sup>2</sup>
- Covered Verandas 19m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**78**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**12717**  
**Apartment**  
**Brand New**  
**2**  
**Sea view**

### Amenities

- Storage room

### Location

**Location:** Ypsonas  
Coordinates: **34.688450289008 / 32.964668577414**

Region: **Limassol**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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.

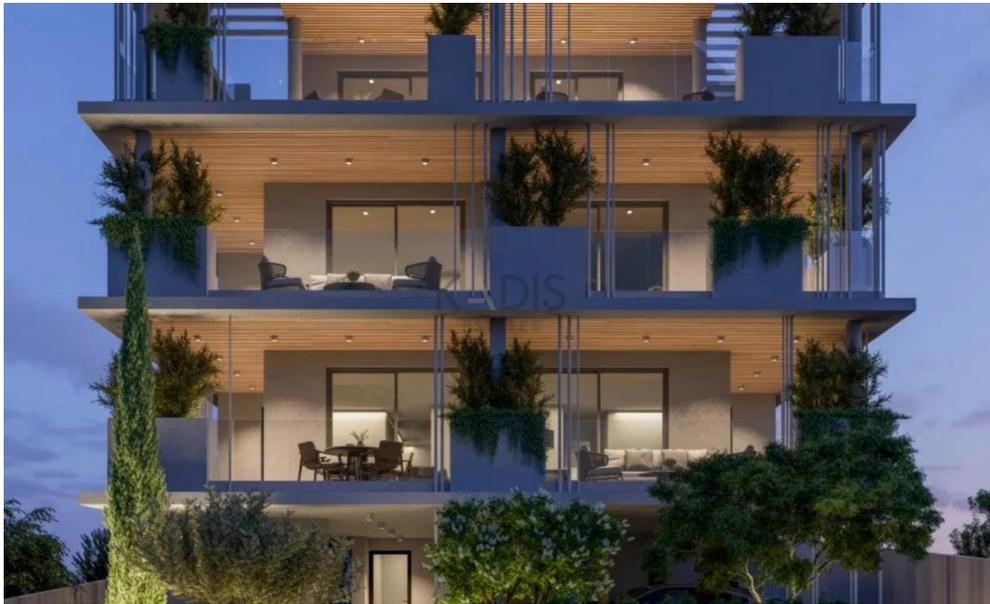
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 333.00/m<sup>2</sup></b>		

## 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>			

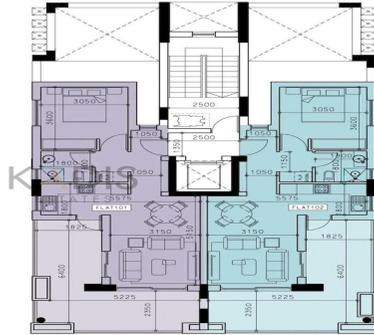
## Price change history

€260 000 on Jul 3, 2025



## first floor plans

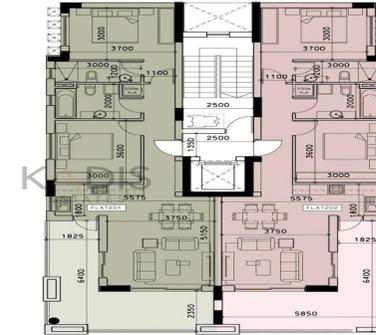
- ▲ A/C Provisions
- ▲ Bathroom Natural Ventilation
- ▲ Covered Parking
- ▲ Electric Heating Provisions
- ▲ Kitchen Natural Ventilation
- ▲ Kitchen Veranda
- ▲ Laundry Spot
- ▲ Storage Room



	BEDROOMS	BATHROOMS	INTERNAL AREAS (M <sup>2</sup> )	COVERED VERANDAS (M <sup>2</sup> )	UNCOVERED VERANDAS (M <sup>2</sup> )	ROOF GARDEN (M <sup>2</sup> )	STORAGE ROOM(M <sup>2</sup> )	COMMON AREAS(M <sup>2</sup> )	TOTAL AREAS (M <sup>2</sup> )
<b>FLAT 101</b>	1	1	52	17	-	-	3	5	77
<b>FLAT 102</b>	1	1	52	17	-	-	3	5	77

## second floor plans

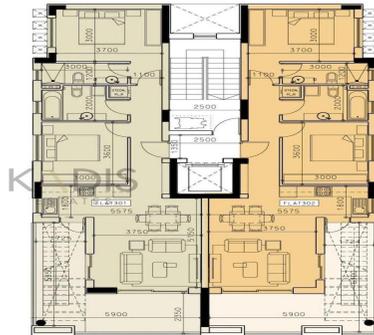
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<b>FLAT 201</b>	2	2	78	19	-	-	3	8	108
<b>FLAT 202</b>	2	2	78	19	-	-	3	8	108

## third floor plans

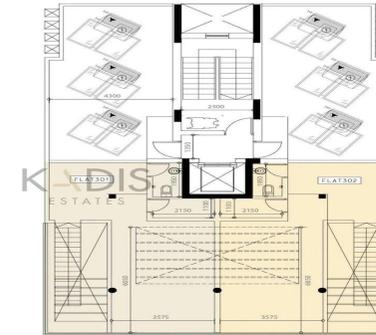
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<b>FLAT 301</b>	2	3	78	19	-	38	7	10	152
<b>FLAT 302</b>	2	3	78	19	-	38	8	10	153

## roof garden plans

- ▲ A/C Provisions
- ▲ Bathroom Natural Ventilation
- ▲ Covered Parking
- ▲ Electric Heating Provisions
- ▲ Kitchen Natural Ventilation
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- ▲ Storage Room



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<b>FLAT 301</b>	2	3	78	19	-	38	7	10	152
<b>FLAT 302</b>	2	3	78	19	-	38	8	10	153