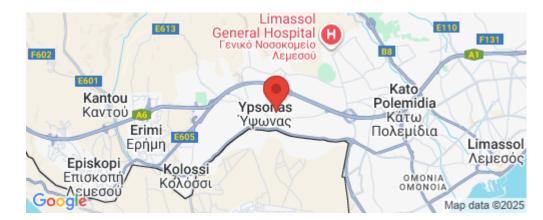


2 Bedroom Apartment for Sale in Ypsonas, Limassol District

- •2 bedrooms
- •3 W/C
- •Internal Area 78m2
- Covered Verandas 19m2
- •Roof Garden 38m2
- Covered Parking
- Storage
- •Energy Efficiency "A"



| Property Info | | Plot / Area I | nfo | Additional info | |
|------------------|----------------------|---------------|--------------|------------------------|------------------|
| | | | | Reference Number | 12718 |
| Covered Area | 78 | | | Property type | Apartment |
| Heating | Central Heating, Yes | Parking | Covered, Yes | Condition | Brand New |
| Air Conditioning | All rooms, Yes | | | Bathrooms | 3 |
| | | | | View | Sea view |

Amenities Location

• Storage room

Location: Ypsonas

Region: Limassol

Coordinates: 34.688450289008 / 32.964668577414



Price: €320 000 + VAT

VAT for this property is €16,000 or €60,800. 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.

| \/A T | Evaluded | Title transfer fee None | Common ovnoncos None |
|--------------|----------|--------------------------------|-----------------------------------------|
| VAT | Excluded | Price per SQM €4 103. | .00/m ² Common expenses None |

Representative: Kadis Estates

| Registration number | 506 | Email | info@kadis.com.cy |
|---------------------|------|------------|-------------------|
| License number | 62/E | Legal name | N/A |

Phone: **+35722344842**

Price change history

€320 000 on Jul 3, 2025







first floor plans

- ▲ A/C Provisions
- Rothroom Notural Vantilation
- Covered Parking
- Electric Heating Provisions
- 4
- ✓ Kitchen Veranda
- ▲ Laundry Spot
- Lacinary Spot



| | BEDROOMS | BATHROOMS | INTERNAL AREAS (M°) | COVERED VERANDAS (M°) | UNCOVERED VERANDAS (M°) | ROOF GARDEN (M°) | STORAGE ROOM(M°) | COMMON AREAS(M ^e) | TOTAL AREAS (Mº) |
|----------|----------|-----------|------------------------|--------------------------|----------------------------|---------------------|---------------------|----------------------------------|---------------------|
| FLAT 101 | 1 | 1 | 52 | 17 | _ | _ | 3 | 5 | 77 |
| FLAT102 | 1. | 1. | 52 | 17 | _ | _ | 3 | 5 | 77 |

third 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 (ME) | COVERED VERANDAS (ME) | UNCOVERED VERANDAS (ME) | ROOF GARDEN (ME) | STORAGE ROOM(M [®]) | COMMON AREAS(M [®]) | TOTAL AREAS (M°) |
|----------|----------|-----------|------------------------|--------------------------|----------------------------|---------------------|----------------------------------|----------------------------------|---------------------|
| FLAT 301 | 2 | 3 | 78 | 19 | - | 38 | 7 | 10 | 152 |
| FLAT 302 | 2 | 3 | 78 | 19 | _ | 38 | 8 | 10 | 153 |

second floor plans

- A/C Provisions
- Bathroom Natural Ventilation
- Covered Parking
- Electric Heating Provisions
- 4
- ✓ Kitchen Verance
- Laundry Spot
- A Charage Door

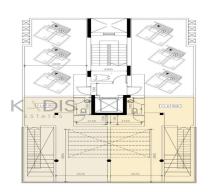


| | BEDROOMS | BATHROOMS | INTERNAL AREAS (M [#]) | COVERED VERANDAS (M°) | UNCOVERED VERANDAS (ME) | ROOF GARDEN (M=) | STORAGE ROOM(M ^E) | COMMON AREAS(M ^E) | TOTAL AREAS (M=) |
|----------|----------|-----------|-------------------------------------|--------------------------|-------------------------|---------------------|----------------------------------|----------------------------------|---------------------|
| FLAT 201 | 2 | 2 | 78 | 19 | _ | - | 3 | 8 | 108 |
| FLAT 202 | 2 | 2 | 78 | 19 | _ | 1- | 3 | 8 | 108 |

roof garden plans

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

4/4



| | BEDROOMS | BATHROOMS | INTERNAL AREAS (M°) | VERANDAS (M°) | UNCOVERED VERANDAS (M®) | ROOF GARDEN (M°) | STORAGE ROOM(M°) | COMMON AREAS(M ^e) | TOTAL AREAS (Mº) |
|----------|----------|-----------|------------------------|---------------|----------------------------|---------------------|---------------------|----------------------------------|---------------------|
| FLAT 301 | 2 | 3 | 78 | 19 | _ | 38 | 7 | 10 | 152 |
| FLAT 302 | 2 | 3 | 78 | 19 | _ | 38 | 8 | 10 | 153 |