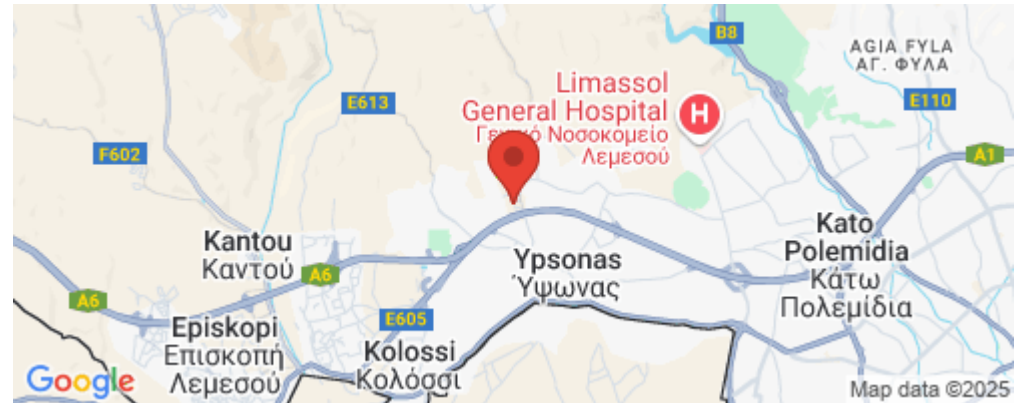


## 1 Bedroom Apartment for Sale in Ypsonas, Limassol District

This thoughtfully designed one-bedroom apartment offers modern living in the rapidly growing village of Ypsonas, Limassol.



Situated at the edge of the village, the apartment enjoys partial sea views and a peaceful residential setting, while remaining close to all essential amenities, schools, shops, and quick access to the highway.

The apartment features:

- An open-plan living and dining area
- A spacious balcony ideal for outdoor relaxation
- Quality finishes throughout
- Covered parking space
- Private storage room

Located in a boutique building of only six residences, this apartment is ideal for both homeo...

### Property Info

### Plot / Area Info

### Additional info

|                        |    |         |              |                  |                    |
|------------------------|----|---------|--------------|------------------|--------------------|
| Covered Area           | 66 |         |              | Reference Number | 7435               |
| Covered Veranda        | 12 |         |              | Property type    | Apartment          |
| Floor Number           | 3  | Parking | Covered, Yes | Condition        | Under Construction |
| Total Number of Floors | 3  |         |              | Bathrooms        | 1                  |
| Energy Efficiency      | A  |         |              |                  |                    |

### Amenities

### Location

- Parking

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.697916629193 / 32.951817512512**

**Price: €195 000 + VAT**

VAT for this property is **€9,750** or **€37,050**. 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>€2 955.00/m²</b> |                 |             |

**Representative: RealDeal Estates**

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                    | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: +35725255505, +35794001333 |              |            |  |

**Price change history**

€195 000 on Jul 5, 2025





