

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

2-Bedroom Apartment – Urban Comfort and Style

This well-proportioned apartment includes two bedrooms, a spacious open-plan living area, and a large covered veranda. Designed for small families or professionals, the unit comes with covered parking and a storage room.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>81</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>2</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>5084</b>      |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Ypsonas Region: **Limassol**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 148.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€255 000 on Jul 7, 2025

