

# 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

Modern property located in Ypsonas, Limassol, offering stunning views of Akrotiri Bay. Situated just 2 km from the new Alphamega Stadium, this location provides easy access to a wide range of amenities. The property includes covered parking and presents an excellent opportunity for guaranteed investment returns. Ideal for both residential living and rental income.

| Property Info          |                | Plot / Area        | Info | <b>Additional info</b>            |                     |
|------------------------|----------------|--------------------|------|-----------------------------------|---------------------|
| Covered Area           | 94             |                    |      |                                   |                     |
| Covered Veranda        | 19             |                    |      |                                   |                     |
| Floor Number           | 1              | Parking <b>Yes</b> | Voc  | Reference Number<br>Property type | 237996<br>Apartment |
| Total Number of Floors | 3              |                    | res  |                                   |                     |
| Energy Efficiency      | A              |                    |      |                                   |                     |
| Air Conditioning       | All rooms, Yes |                    |      |                                   |                     |

#### Amenities

Elevator

### Location

Location: Ypsonas Region: Limassol



Price: €240 000 + VAT

VAT for this property is €12,000 or €45,600. 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 | Excluded | Title transfer fee | ~ <b>€6 200.00</b> | Common expenses | None |
|-----|----------|--------------------|--------------------|-----------------|------|
|     |          | Price per SQM      | €2 553.00/m²       |                 |      |

### **Representative: MySpace**

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# **Price change history**

€240 000 on Jul 16, 2025







