

### 3 Bedroom House for Sale in Ypsonas, Limassol District

This beautifully designed villa offers 240 m<sup>2</sup> of covered space on a private plot, combining energy efficiency, modern aesthetics, and high-quality materials. Built with a focus on sustainability and year-round comfort, it includes German ClimaPlus insulation, an Austrian 3KW photovoltaic system, and Italian waterproofing solutions. ✖

Interior finishes feature Belgian Quick-Step waterproof parquet (lifetime warranty), a full suite of BOSCH appliances, DAIKIN air conditioning, and Sonoff smart home automation. The façade can be customized with HPL panels, natural stone, or wood cladding, allowing for a tailored architectural identity.

The villa comes with a 2-year constructi...

#### Property Info

Covered Area	<b>240</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>266</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>8052</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

#### Amenities

- Parking

#### Location

**Location:** Ypsonas Region: **Limassol**  
 Coordinates: **34.699257390677 / 32.942987694553**

## Price: €550 000 + VAT

VAT for this property is **€56,375** or **€104,500**. 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>€2 292.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€550 000 on Jul 26, 2025

