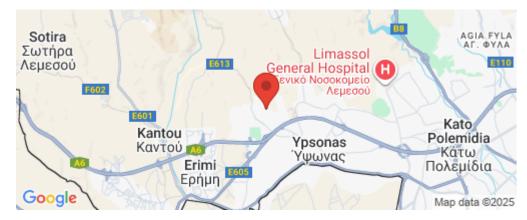
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### **3 Bedroom House for Sale in Ypsonas, Limassol District**

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			Plot / Area Ir	fo	Additional info	
Covered Area Total Number of Floors Energy Efficiency		240 2 A	Plot area Parking	164 Covered, Yes	Reference Number Property type Condition	8055 House Under Construction
Amenities	Location					
Parking	Location: Ypsonas Coordinates: 34.699257390677 / 32.94298		5	Region: Limassol 87694553		



#### 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 292.00/m²		

#### **Representative: RealDeal Estates**

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

#### **Price change history**

€550 000 on Jul 26, 2025

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