

3 Bedroom House for Sale in Ypsonas, Limassol District

This beautifully designed villa offers 198 m² 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	198
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	214
Parking	Covered, Yes

Additional info

Reference Number	8057
Property type	House
Condition	Brand New

Amenities

- Parking

Location

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

Region: **Limassol**

Price: €600 000 + VAT

VAT for this property is **€50,364** or **€114,000**. 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 Price per SQM	None €3 030.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

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

€600 000 on Jul 26, 2025

