


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          |  | Plot / Area Info |                  | Additional info  |                    |
|------------------------|--|------------------|------------------|------------------|--------------------|
| Covered Area           | 198  | Plot area        | 161              | Reference Number | 8060               |
| Total Number of Floors | 2  | Parking          | Covered, Yes     | Property type    | House              |
| Energy Efficiency      | A  |                  |                  | Condition        | Under Construction |
| Amenities              | Location                                       |                  |                  |                  |                    |
| • Parking              | Location: Ypsonas                              |                  | Region: Limassol |                  |                    |
|                        | Coordinates: 34.699257390677 / 32.942987694553 |                  |                  |                  |                    |

## Price: €500 000 + VAT

VAT for this property is **€41,970** or **€95,000**. 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 525.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
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## Price change history

€500 000 on Jul 26, 2025

