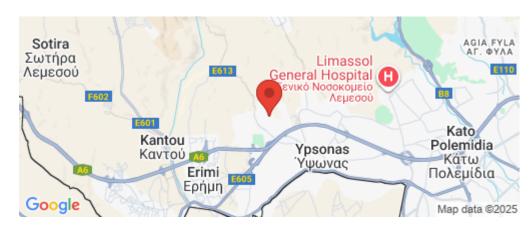


## 3 Bedroom House for Sale in Ypsonas, Limassol District

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 Inf	Plot / Area Info		Additional info	
Covered Area	198	Plot area	161	Reference Number	8060	
Total Number of Floors	2		Covered, Yes	Property type	House	
Energy Efficiency	Α	Parking	Covered, res	Condition	<b>Under Construction</b>	

Amenities Location

**Location:** Ypsonas Region: **Limassol** 

Coordinates: 34.699257390677 / 32.942987694553

Parking



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>	Evoluded	Title transfer fee	Title transfer fee <b>None</b>		None
	Price per SQM	€2 525.00/m <sup>2</sup>	Common expenses		

## **Representative: RealDeal Estates**

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License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

€500 000 on Jul 26, 2025







