

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

This beautifully designed villa offers 198 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>198</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>174</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>8070</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |

#### Amenities

- Parking

#### Location

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

Region: **Limassol**

## 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/m<sup>2</sup></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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€500 000 on Jul 26, 2025

