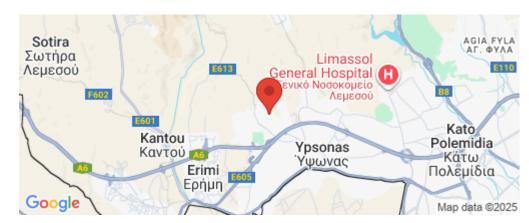


## 3 Bedroom House for Sale in Ypsonas, Limassol District

This beautifully designed villa offers 240 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.



A highlight of this property is its private swimming pool, perfect for relaxation and outdoor living.

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 w...

Property Info		Plot / Area Info		Additional info	
Covered Area	240	Plot area	168	Reference Number	8083
Total Number of Floors	2	Pool	Yes	Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Condition	<b>Under Construction</b>

Amenities Location

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

Coordinates: 34.699257390677 / 32.942987694553

Parking



Price: €600 000 + VAT

VAT for this property is **€61,500** 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	None Common expenses		None
		Price per SQM	€2 500.00/m²	Common expenses	None

## **Representative: RealDeal Estates**

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

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€600 000 on Jul 26, 2025







