

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.



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	240
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	197
Parking	Covered, Yes

Additional info

Reference Number	8084
Property type	House
Condition	Under Construction

Amenities

- Parking

Location

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

**Region:** Limassol

## Price: €550 000 + VAT

VAT for this property is **€56,375** or **€104,500**. 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>€2 292.00/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>
Phone: +35725255505, +35794001333			

## Price change history

€550 000 on Jul 26, 2025

