

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

This beautifully designed villa offers 240 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. ✖

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

Covered Area	<b>240</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>219</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>8086</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>

#### Amenities

- Parking

#### Location

**Location:** Ypsonas

Coordinates: **34.699257390677 / 32.942987694553**

Region: **Limassol**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/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

€600 000 on Jul 26, 2025

