

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

A three-bedroom two-storey semi-detached villa with an internal area of 160 m<sup>2</sup> is situated on a plot of 210 m<sup>2</sup>. 

Nestled in the up-and-coming Ypsoupoli area of Limassol, this newly developed collection of homes offers a harmonious blend of modern design and suburban comfort. Located within easy reach of city amenities and just a short drive from the coast, these residences deliver a fresh standard of Mediterranean living.

Thoughtfully designed across two levels, each home combines clean architectural lines with practical functionality — ideal for families, professionals, or investors seeking a refined lifestyle in one of Limassol’s most promising residential neighborhoo...

#### Property Info

Covered Area	<b>198</b>
Covered Veranda	<b>38</b>
Total Number of Floors	<b>2</b>
Heating	<b>Central Heating, Yes</b>

#### Plot / Area Info

Plot area **210**

#### Additional info

Reference Number	<b>8647</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### Amenities

- Garden

#### Location

**Location:** Ypsonas

Coordinates: **34.702415150973 / 32.934672832489**

Region: **Limassol**

## Price: €470 000 + VAT

VAT for this property is **€39,452** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 374.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€450 000 on Aug 20, 2025

€470 000 on Oct 24, 2025



