

## 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 206 m<sup>2</sup>. X

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	<b>206</b>	Reference Number	<b>8651</b>
		Property type	<b>House</b>
		Bathrooms	<b>3</b>

### Amenities

Amenities	Location	
• Garden	<b>Location:</b> Ypsonas Coordinates: <b>34.702415150973 / 32.934672832489</b>	Region: <b>Limassol</b>

## Price: €465 000 + VAT

VAT for this property is **€39,032** or **€88,350**. 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 Price per SQM	<b>~€15 200.00</b> <b>€2 348.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€445 000 on Aug 20, 2025

€465 000 on Oct 24, 2025



