

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

A three-bedroom two-storey villa with an internal area of 143 m<sup>2</sup> is situated on a plot of 181 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.

This residential complex offers a rare balance: peaceful surroundings, convenient access to schools and shops, and the vibrant energy of central Li...

#### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>158</b>                  |
| Covered Veranda        | <b>15</b>                   |
| Total Number of Floors | <b>2</b>                    |
| Heating                | <b>Central Heating, Yes</b> |

#### Plot / Area Info

Plot area **181**

#### Additional info

|                  |                       |
|------------------|-----------------------|
| Reference Number | <b>8656</b>           |
| Property type    | <b>House</b>          |
| Bathrooms        | <b>2</b>              |
| View             | <b>Mountains view</b> |

#### Amenities

- Garden

#### Location

**Location:** Ypsonas  
**Coordinates:** **34.702159359233 / 32.935702800751**

Region: **Limassol**

## Price: €410 000 + VAT

VAT for this property is **€23,406** or **€77,900**. 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>~€13 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 595.00/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

€390 000 on Aug 20, 2025

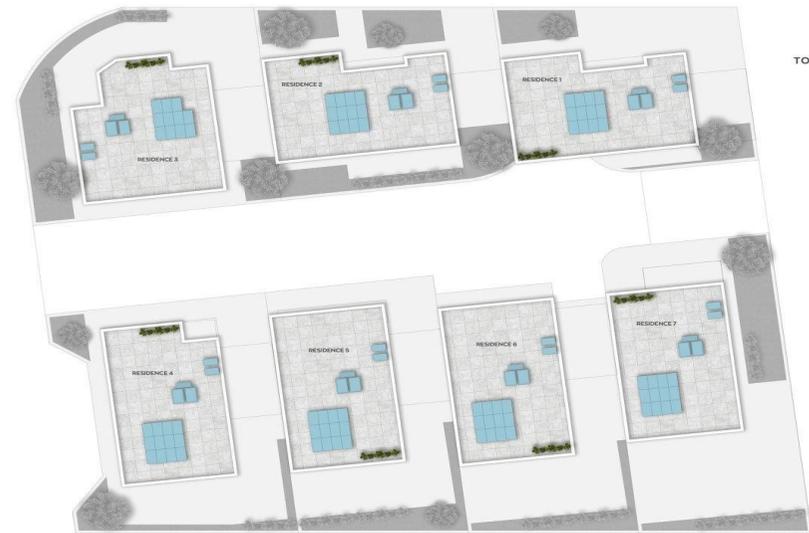
€410 000 on Oct 24, 2025







FIRST FLOOR



TOP VIEW