

## 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

Modern 2-Bedroom Apartment in Ypsonas – Comfort & Convenience

This elegant 2-bedroom apartment offers a perfect balance of modern design, functionality, and everyday convenience in one of Western Limassol's most promising areas. Located in a quiet residential setting with easy highway access, the home is only minutes away from the Mall of Limassol, local shops, schools, and just a short drive to the coast.

Interiors & Layout

Open-Plan Living: The kitchen, dining, and lounge areas are seamlessly connected, creating a bright, airy space filled with natural light.

Two Comfortable Bedrooms: The master suite includes an en-suite bathroom, while the second be...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>98</b> |
| Covered Veranda        | <b>24</b> |
| Uncovered Veranda      | <b>12</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>239718</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Ypsonas Region: **Limassol**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 755.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€270 000 on Oct 1, 2025

