

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

This contemporary residential complex combines advanced construction technologies, ergonomic layouts, and a prime location. The project consists of five elegantly designed four- and five-story buildings, offering spacious, bright apartments crafted for comfort and functionality. Each residence is thoughtfully designed, featuring high-quality finishes. Living areas are adorned with ceramic flooring, while bedrooms offer the warmth of laminate surfaces. Large double-glazed windows ensure superior thermal and sound insulation, and generous terraces extend the living space, creating a perfect outdoor retreat. Modern elevators provide easy access to all floors, while a solar water heating system is installed. The complex is surrounded by lush greenery and offers easy access to local amenities and transportation. This apartment is located on the 1st floor, with a total covered area of 114 square meters and an additional 20 square meters of veranda space. It features three bedrooms, two bathrooms, and a spacious living-dining area with a fireplace. The kitchen is fully equipped with modern appliances and includes a breakfast bar. The apartment is sold unfurnished, with a balcony and a private terrace. It is located in a quiet residential area, yet it is within walking distance to local schools, parks, and shopping centers. The building has a secure entrance and a well-maintained common area. The complex is managed by a professional property management company, ensuring that residents receive the best possible service. This is an excellent investment opportunity, with a high potential for capital appreciation. The apartment is currently available for viewing, and interested parties can contact the sales team for more information. The listing price is 113,010 euros, and the property is being sold with all fixtures and fittings. The apartment is located in a prime location, with easy access to local amenities and transportation. The building has a secure entrance and a well-maintained common area. The complex is managed by a professional property management company, ensuring that residents receive the best possible service. This is an excellent investment opportunity, with a high potential for capital appreciation. The apartment is currently available for viewing, and interested parties can contact the sales team for more information. The listing price is 113,010 euros, and the property is being sold with all fixtures and fittings.

Property Info	Plot / Area Info	Additional info
Covered Area	<b>114</b>	
Covered Veranda	<b>20</b>	
Uncovered Veranda	<b>4</b>	
Floor Number	<b>1</b>	Parking
Total Number of Floors	<b>5</b>	<b>Covered, Yes</b>
Furnishing	<b>Unfurnished</b>	Reference Number <b>11301</b>
Energy Efficiency	<b>A</b>	Property type <b>Apartment</b>
Heating	<b>Autonomous Heating, Yes</b>	
Amenities	Location	
• Parking	<b>Location:</b> Ypsonas Coordinates: <b>34.689556 / 32.971928</b>	Region: <b>Limassol</b>

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 632.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€300 000 on Oct 8, 2025





