

## 2 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... X

### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **11339**  
Property type **Apartment**

### Amenities

- Parking

### Location

**Location:** Ypsonas      **Region:** Limassol  
Coordinates: **34.689556 / 32.971928**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 041.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€295 000 on Oct 8, 2025





