


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

In the growing residential enclave of Ypsoupoli, Limassol, these newly built homes redefine contemporary Mediterranean living. Set within peaceful surroundings yet only minutes from the vibrant city center, they offer an ideal setting for families, professionals, and investors seeking a refined lifestyle. 

Each residence is thoughtfully arranged across two levels, with three or four spacious bedrooms and bright open-plan interiors that flow naturally onto covered verandas. Expansive windows frame landscaped gardens, while practical layouts ensure both privacy and functionality. High-quality finishes and smart provisions elevate daily comfort: en-suite bathrooms, central heati...

### Property Info

Covered Area	<b>198</b>
Covered Veranda	<b>38</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>206</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13633</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas      Region: **Limassol**  
**Coordinates:** **34.702324 / 32.934461**

## 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	<b>~€15 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 348.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€465 000 on Oct 9, 2025









