

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

Reference ID: #SA30822 Price details: €520,000 +VAT The project is located in a luxury area of Limassol, Agios Syllas, near all necessary amenities. The proximity of the highway allows an easy connection with the city centre and the main cities of the island. Covered area 168 sq.m. Covered veranda 12 sq.m. Uncovered area 32 sq.m. Land size 179 sq.m. Delivery Date: 6 months PLUS V.A.T



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>180</b>			Reference Number	<b>SA30822</b>
Covered Veranda	<b>12</b>			Property type	<b>House</b>
Uncovered Veranda	<b>32</b>	Plot area	<b>233</b>	Condition	<b>Brand New</b>
Total Number of Floors	<b>2</b>	Pool	<b>No</b>	Construction Year	<b>2024</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>3</b>
Energy Efficiency	<b>N/A</b>				
Air Conditioning	<b>No</b>				

### Amenities

### Location

- Storage room

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.697804073331 / 32.966548250769**

## Price: €520 000 + VAT

VAT for this property is **€38,133** or **€98,800**. 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>€2 889.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€455 000 on Oct 19, 2023  
 €440 000 on Mar 15, 2024  
 €520 000 on Apr 24, 2025

