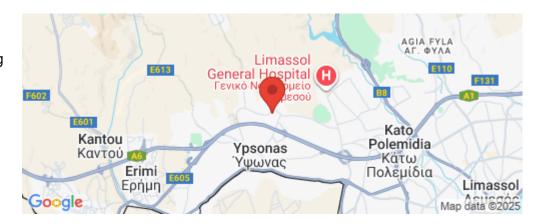


## 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

This elegant two-bedroom apartment is situated on the 2nd floor of a modern residential building in the quiet, family-friendly area of Ypsonas, Limassol. The property offers a comfortable and functional layout, making it an ideal choice for both personal residence and investment



The apartment boasts an open-plan living and dining area filled with natural light, a separate, fully equipped kitchen, two spacious bedrooms, and a modern bathroom. The private veranda is a relaxing outdoor space perfect for enjoying the sunny Cyprus climate.

Located in a convenient spot with easy access to shops, schools, and the highway, this apartment perfectly combines practical urban living wit...

Property Info	Plot / Area Info	Additional info
Covered Area	82	Reference Number 9378
Covered Veranda	16	Property type <b>Apartment</b>
Floor Number	3	Condition <b>Pre-Owned</b>
Total Number of Floors 3		Bathrooms <b>1</b>

Amenities Location

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

Coordinates: 34.699883659981 / 32.965303659439



**Price: €255 000 + VAT** 

VAT for this property is €12,750 or €48,450. 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 Excluded

Title transfer fee ~€6 800.00

Price per SQM €3 110.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€255 000 on Oct 15, 2025

















