

## 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

Covered Area	<b>82</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

### Additional info

Reference Number	<b>9378</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
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	<b>Excluded</b>	Title transfer fee	<b>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 110.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€255 000 on Oct 15, 2025





