

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

For sale: An impressive off-plan detached house offering a generous internal area of 173 m<sup>2</sup>, located in the sought-after area of Ypsonas, Ypsonas. This modern home features three spacious bedrooms and two well-appointed bathrooms, perfect for families seeking comfort and convenience in a tranquil residential setting.



Ypsonas, Ypsonas is known for its peaceful surroundings, blending suburban calm with easy access to a range of local amenities. Residents benefit from nearby shops, schools, and recreational facilities, making day-to-day living simple and enjoyable. The area is also well-connected to main roads, allowing for effortless commuting while providing a quiet neighborhood at...

#### Property Info

Covered Area **173**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **351**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **28258**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Ypsonas  
**Coordinates:** **34.697370055216 / 32.938833914211**

Region: **Limassol**

## Price: €530 000 + VAT

VAT for this property is **€36,365** or **€100,700**. 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>€3 064.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€530 000 on Oct 15, 2025

