

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

This elegant two-bedroom penthouse embodies contemporary living at its finest, offering a seamless blend of sophistication, comfort, and breathtaking views. Designed with attention to detail, it features spacious interiors, clean architectural lines, and an abundance of natural light that enhances the sense of openness.

The open-plan living and dining area flows effortlessly onto a large private terrace — perfect for relaxing or entertaining while enjoying panoramic sea views. The master bedroom includes an en-suite bathroom and generous wardrobe space, while the second bedroom and main bathroom provide both style and functionality.

### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>19</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>9482</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.699072155184 / 32.950969976817**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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 Price per SQM	<b>None</b> <b>€3 299.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

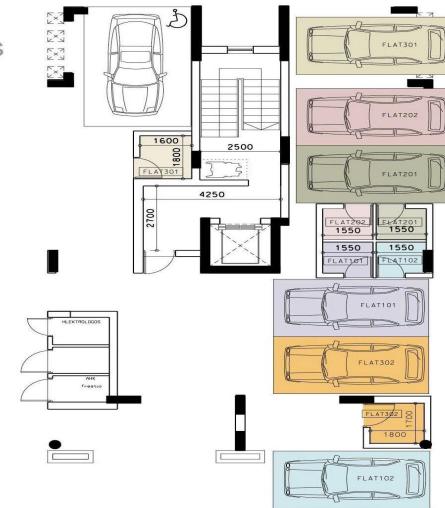
€320 000 on Oct 21, 2025





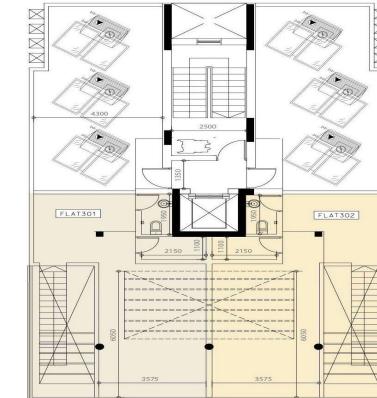
## **parking & storage rooms**

FLAT 101	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
FLAT 102	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
FLAT 201	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
FLAT 202	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
FLAT 301	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	7
FLAT 302	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	7



## roof garden plans

- A/C Provisions
- Bathroom Natural Ventilation
- Covered Parking
- Electric Heating Provisions
- Kitchen Natural Ventilation
- Kitchen Veranda
- Laundry Spot
- Storage Room



	BEDROOMS	BATHROOMS	INTERNAL AREAS (M <sup>2</sup> )	COVERED VERANDAS (M <sup>2</sup> )	UNCOVERED VERANDAS (M <sup>2</sup> )	ROOF GARDEN (M <sup>2</sup> )	STORAGE ROOM(M <sup>2</sup> )	COMMON AREAS(M <sup>2</sup> )	TOTAL AREAS (M <sup>2</sup> )
T 301	2	3	78	19	—	38	7	10	152
T 302	2	3	78	19	—	38	8	10	153