

## 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>9486</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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 299.00/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> |
| Phone:              | <b>+35725255505, +35794001333</b> |            |  |

## Price change history

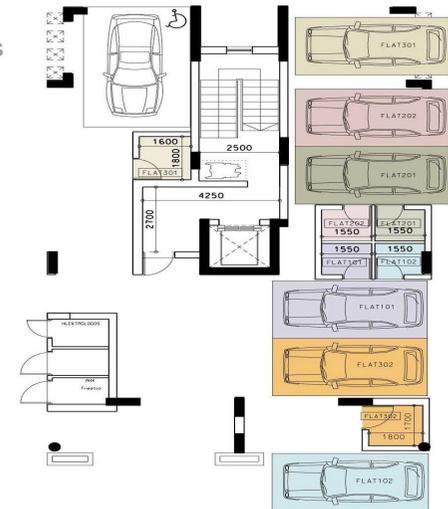
€320 000 on Oct 21, 2025





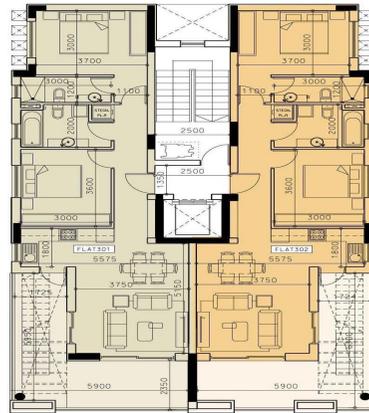
### parking & storage rooms

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



## third floor 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> ) |
|----------|----------|-----------|----------------------------------|------------------------------------|--------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| FLAT 301 | 2        | 3         | 78                               | 19                                 | -                                    | 38                            | 7                             | 10                            | 152                           |
| FLAT 302 | 2        | 3         | 78                               | 19                                 | -                                    | 38                            | 8                             | 10                            | 153                           |