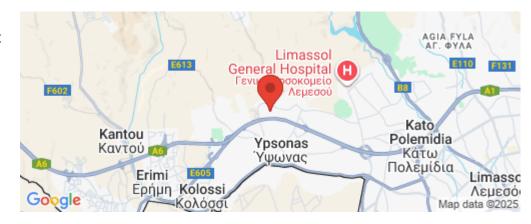


## 1 Bedroom Apartment for Sale in Ypsonas, Limassol District

This stylish one-bedroom apartment offers a perfect combination of modern design, comfort, and practicality. The thoughtfully planned layout maximizes space and natural light, creating a warm and inviting atmosphere ideal for contemporary living.



The open-plan living and dining area seamlessly connects to a well-equipped kitchen, while the bedroom provides a cozy and private retreat with ample storage. A private terrace enhances the sense of space and offers a relaxing spot to enjoy the surroundings.

Property Info		Plot / Area Info		Additional info		
Covered Area	62					
Covered Veranda	12			Reference Number	9489	
Floor Number	1	Parking	Covered, Yes	Property type	<b>Apartment</b>	
Total Number of Floors	3			Bathrooms	1	
Energy Efficiency	A					

Amenities	Location
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• Parking Region: Limassol

Coordinates: **34.698895740046** / **32.957375059003** 



**Price: €175 000 + VAT** 

VAT for this property is €8,750 or €33,250. 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 ~€3 600.00

Price per SQM €2 823.00/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**

€175 000 on Oct 21, 2025











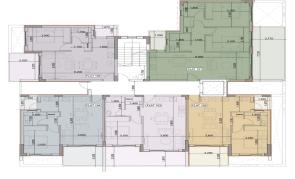








- A/C Provisions
- Bathroom Natural Ventilation
- Covered Parking
   Electric Heating Provisions
- Electric Heating Provisions
- Kitchen Natural Ventilation
   Kitchen Veranda
- ▲ Laundry Spot
- ✓ Storage Room



	BEDROOMS	BATHROOMS	INTERNAL AREAS (M°)	COVERED VERANDAS (M°)	INTERNAL ROOF AREA (M°)	ROOF GARDEN (M°)	STORAGE ROOM(M°)	COMMON AREAS(M°)	TOTAL AREAS (M°)
FLAT 101	2	2	80	23	_	_	3	7	113
FLAT102	1	1	50	12	_	-	4	4	70
FLAT103	1	1	50	15	_	_	3	5	73
FLAT104	1	1	50	11	_	-	3	4	68
FLAT105	1	1	51	12	_	_	3	4	70



FLAT 305

