

## 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. X

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**

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>61</b> |
| Covered Veranda        | <b>11</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

**Plot / Area Info**

Parking

**Covered, Yes****Additional info**

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9490</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

**Amenities**

| •         | <b>Location</b>   | Region: <b>Limassol</b> |
|-----------|---|-------------------------|
| • Parking | <b>Location:</b> Ypsonas<br>Coordinates: <b>34.698895740046 / 32.957375059003</b> |                         |

## 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.

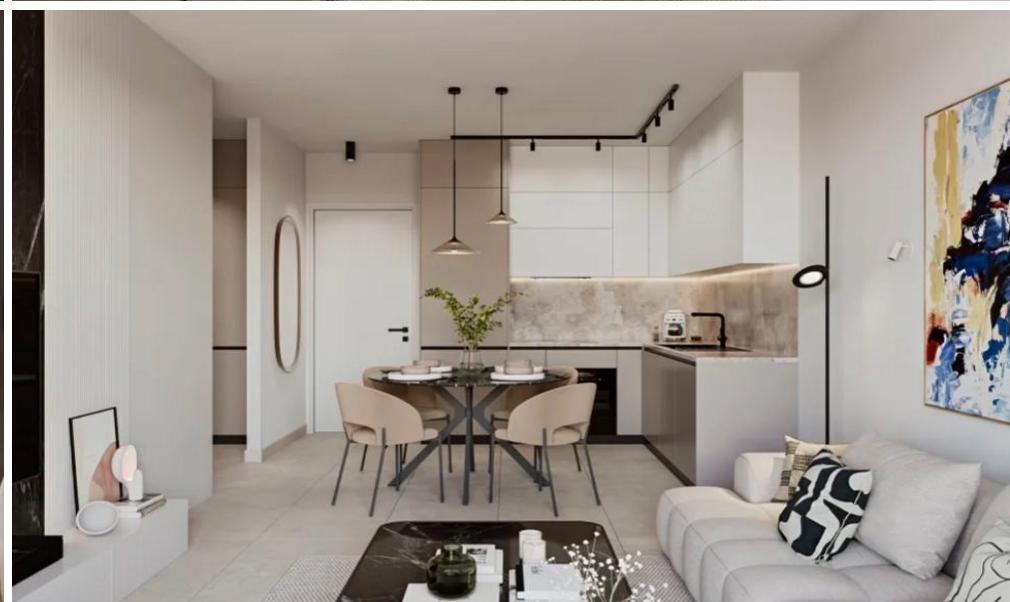
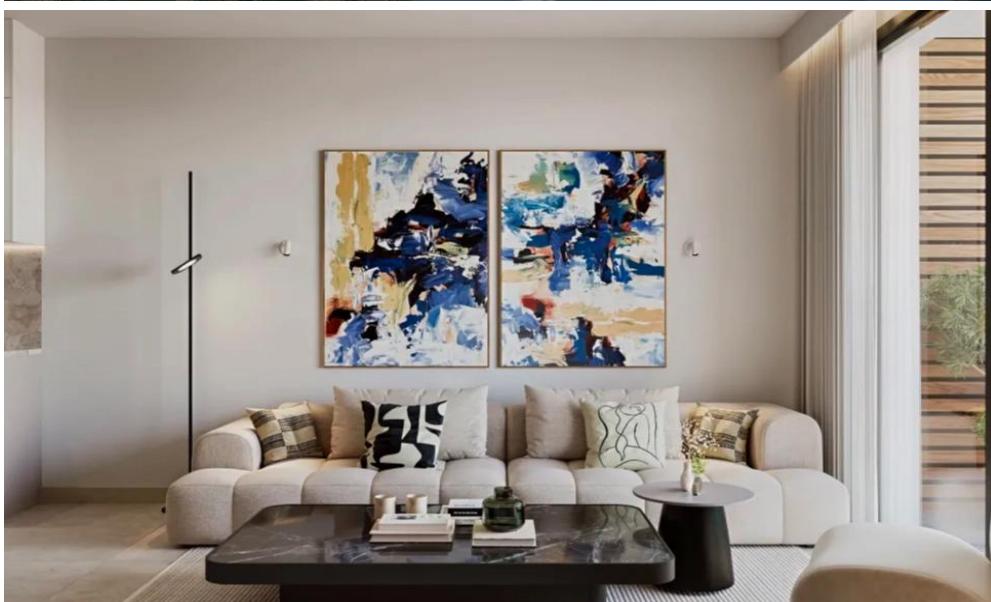
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€3 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 869.00/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

€175 000 on Oct 21, 2025





first 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> ) | INTERNAL ROOF AREA (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 101 | 2        | 2         | 80                               | 23                                 | —                                    | —                             | 3                             | 7                             | 113                           |
| FLAT 102 | 1        | 1         | 50                               | 12                                 | —                                    | —                             | 4                             | 4                             | 70                            |
| FLAT 103 | 1        | 1         | 50                               | 15                                 | —                                    | —                             | 3                             | 5                             | 73                            |
| FLAT 104 | 1        | 1         | 50                               | 11                                 | —                                    | —                             | 3                             | 4                             | 68                            |
| FLAT 105 | 1        | 1         | 51                               | 12                                 | —                                    | —                             | 3                             | 4                             | 70                            |

ground floor plans

|          |                                |   |
|----------|--------------------------------|---|
| FLAT 101 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 3 |
| FLAT 102 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 103 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 3 |
| FLAT 104 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 3 |
| FLAT 105 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 3 |
| FLAT 201 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 202 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 203 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 204 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 3 |
| FLAT 205 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 301 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 302 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 3 |
| FLAT 303 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 304 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |
| FLAT 305 | COVERED PARKING                | 1 |
|          | STORAGE ROOM (M <sup>2</sup> ) | 4 |

