

## 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

Covered Area	<b>63</b>
Covered Veranda	<b>12</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>9498</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas

Coordinates: **34.698895740046 / 32.957375059003**

Region: **Limassol**

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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.

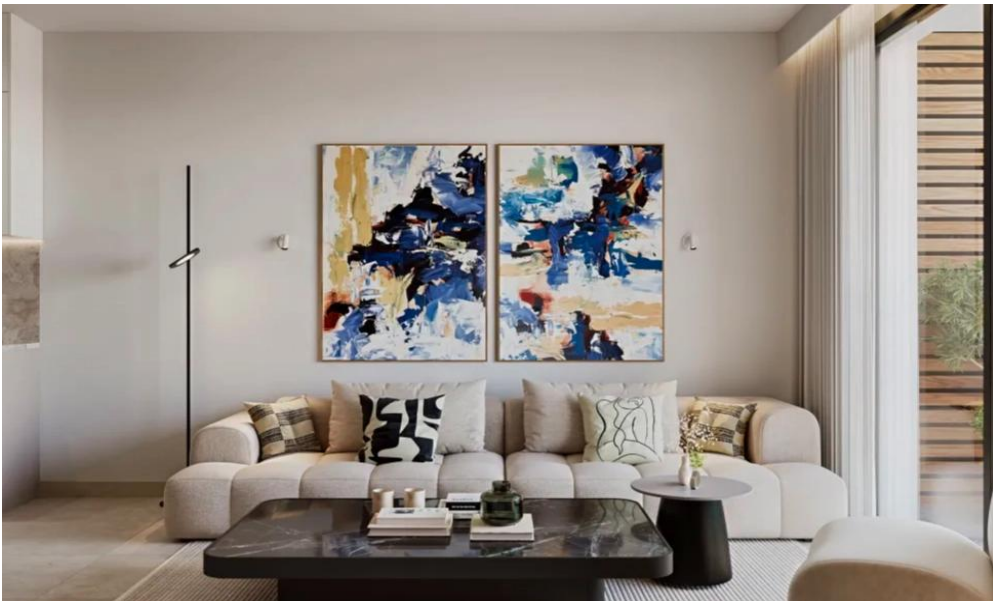
VAT	<b>Excluded</b>	Title transfer fee	<b>~€4 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 937.00/m²</b>		

## 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

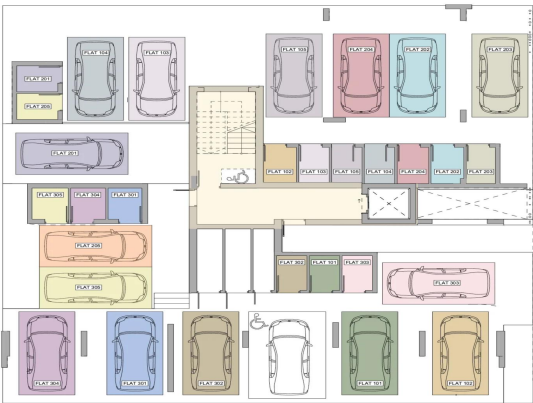
€185 000 on Oct 21, 2025





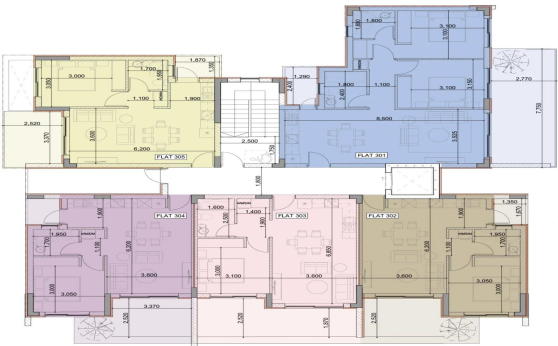
ground floor plans

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



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> )	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 301	2	3	80	23	21	95	4	14	237
FLAT 302	1	2	50	12	21	59	3	8	153
FLAT 303	1	1	50	15	—	—	4	5	74
FLAT 304	1	1	50	11	—	39	4	7	111
FLAT 305	1	1	51	12	—	—	4	4	71