

## 3 Bedroom House for Sale in Ypsonas, Limassol District

FOR SALE - Exclusive Sea View Luxury Residences, Limassol

Experience coastal luxury living in these brand-new 3-bedroom, 3-level residences, offering panoramic sea views, private roof gardens, and spacious verandas. Located in a prime area, just 7 minutes from My Mall & City of Dreams Resort-Casino and 12 minutes from Limassol Marina, these homes combine modern design, superior quality, and unmatched convenience.

Property Highlights:

- Covered area: 240 m<sup>2</sup>
- 3 bedrooms, each with en-suite shower & private balcony
- Open-plan living area with modern kitchen & guest WC
- Private roof garden with spectacular sea views

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Property Info	Plot / Area Info	Additional info
Covered Area	<b>240</b>	Reference Number
Energy Efficiency	<b>A</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
	Plot area <b>240</b>	Construction Year
		Bathrooms

Amenities	Location
	<b>Location:</b> Ypsonas Region: Limassol

## Price: €473 000 + VAT

VAT for this property is **€48,483** or **€89,870**. 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>€1 971.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€473 000 on Oct 25, 2025



