

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

Reference ID: #14896 Price details: €2,500,000 Detached 4 bedroom villa for sale in Ypsonas area, Limassol. The villa has a swimming pool, a double garage, a fireplace, fully furnished with floor central heating and airconditioning in all rooms. The total plot area is 1500 sqm. Covered area 250 sqm (1 floor). The house finished at the end of 2012 and is located in a quiet neighborhood, only 7 minutes drive away from the My Mall of Limassol and the new Casino Resort.

### Property Info

Covered Area	<b>250</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1500</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>14896</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Ypsonas  
**Coordinates:** **34.692597260518 / 32.959762467822**

Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€265,000** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 300 000 on Oct 19, 2023  
 €2 500 000 on Sep 14, 2024



