

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

- 2 bedrooms
- 2 W/C
- Internal Area 85.2m<sup>2</sup>
- Covered Veranda 19.20m<sup>2</sup>
- Uncovered Veranda 2.70m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



| Property Info    | Plot / Area Info            | Additional info  |
|------------------|-----------------------------|------------------|
| Covered Area     | <b>85</b>                   | Reference Number |
| Heating          | <b>Central Heating, Yes</b> | Property type    |
| Air Conditioning | <b>All rooms, Yes</b>       | Condition        |
|                  |                             | Bathrooms        |

| Amenities  | Location  |                         |
|------------|---|-------------------------|
| • Elevator | <b>Location:</b> Ypsonas<br>Coordinates: <b>34.684817724822 / 32.968718126691</b> | Region: <b>Limassol</b> |

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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<br>Price per SQM | <b>None</b><br><b>€3 235.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€275 000 on Nov 19, 2025





GROUND FLOOR



| Flat | Floor | Bedrooms | Internal<br>covered area | Covered<br>veranda  | Uncovered<br>veranda | Roof<br>Garden | Parking /<br>store room | Total area           |
|------|-------|----------|--------------------------|---------------------|----------------------|----------------|-------------------------|----------------------|
| 101  | 1     | 2        | 85.2m <sup>2</sup>       | 20.50m <sup>2</sup> | 5.85m <sup>2</sup>   | -----          | 2/1                     | 111.55m <sup>2</sup> |
| 102  | 1     | 2        | 85.2m <sup>2</sup>       | 18.70m <sup>2</sup> | 2.70m <sup>2</sup>   | -----          | 2/1                     | 106.60m <sup>2</sup> |

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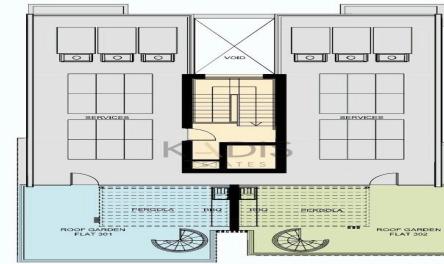
3RD FLOOR



| Flat | Floor | Bedrooms | Internal covered area | Covered veranda     | Uncovered veranda  | Roof Garden         | Parking / store room | Total area           |
|------|-------|----------|-----------------------|---------------------|--------------------|---------------------|----------------------|----------------------|
| 301  | 3     | 2        | 85.2m <sup>2</sup>    | 19.95m <sup>2</sup> | 4.70m <sup>2</sup> | 37.90m <sup>2</sup> | 2/1                  | 147.75m <sup>2</sup> |
| 302  | 3     | 2        | 85.2m <sup>2</sup>    | 18.50m <sup>2</sup> | 2.95m <sup>2</sup> | 38.55m <sup>2</sup> | 2/1                  | 145.20m <sup>2</sup> |

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ROOF



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