


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

Located in the desirable Ypsonas Municipality of Limassol, this spacious detached two-storey house offers the perfect blend of comfort, convenience, and luxury living. Set in a highly sought-after area, the property is just a stone's throw away from a variety of amenities including supermarkets, schools, restaurants, and cafes. With excellent access to the motorway and neighboring communities, this home is ideally positioned for easy living. 

Property Features:

Year of Construction: 2005

Internal Area: 304 sqm (approx.)

Covered Verandas: 11 sqm

Uncovered Verandas: 55 sqm

Plot Size: 552 sqm

Ground Floor:

Spacious open-plan living ...

### Property Info

Covered Area **304**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **552**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **32100**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location



• Guest WC

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.69036533895 / 32.963281730025**

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## Price: €550 000 + VAT

VAT for this property is **€66,507** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 809.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€550 000 on Dec 4, 2025









