


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

Quiet residential streets, a measured pace of life, and a sense of space rarely found in larger developments define this boutique project in Ypsonas,  Limassol. Designed for those who value privacy and quality over scale, the building comprises just five two-bedroom residences, creating an intimate living environment with a distinctly residential character.

Each apartment is shaped by well-considered layouts that prioritise light, flow and everyday comfort. Spacious terraces extend the interiors outdoors, while one residence enjoys the added privilege of a private rooftop veranda — an open-air retreat ideal for relaxed evenings and private gatherings. Premium finishes and carefully...

### Property Info

Covered Area	<b>111</b>
Covered Veranda	<b>27</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>15703</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas                      Region: **Limassol**  
**Coordinates:** **34.686624 / 32.965626**

**Price: €305 000 + VAT**

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 748.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€290 000 on Dec 18, 2025

€305 000 on Jan 30, 2026



