

## 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		Plot / Area Info		Additional info	
Covered Area	<b>91</b>				
Covered Veranda	<b>12</b>			Reference Number	<b>15705</b>
Floor Number	<b>3</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Furnishing	<b>Unfurnished</b>				
Energy Efficiency	<b>A</b>				

Amilities	Location	Region
• Parking	<b>Location:</b> Ypsonas Coordinates: <b>34.686624 / 32.965626</b>	<b>Limassol</b>

## Price: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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 Price per SQM	<b>~€10 800.00</b> <b>€3 901.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€355 000 on Dec 18, 2025





