

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

Rising at the top of the Ypsoupolis hill, this boutique residential project enjoys a commanding position with sweeping views across Akrotiri Bay. Its elevated setting gives the building a distinctive presence while offering a sense of openness and calm rarely found in urban developments. The project comprises a limited collection of six two-bedroom residences arranged over three levels. The top-floor apartments are complemented by private roof gardens, creating elevated outdoor spaces designed for relaxation and uninterrupted views. Interiors are planned around open-flow living, dining and kitchen areas, encouraging light, movement and everyday comfort. Spacious bedrooms, many...

### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>15</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>15706</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas      Region: **Limassol**  
Coordinates: **34.695818 / 32.941736**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 912.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€265 000 on Dec 18, 2025







