

## 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		Plot / Area Info		Additional info	
Covered Area	<b>91</b>				
Covered Veranda	<b>15</b>			Reference Number	<b>15706</b>
Floor Number	<b>1</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>				
Amenities		Location			
• Parking		<b>Location:</b> Ypsonas		Region: <b>Limassol</b>	
Coordinates: <b>34.695818 / 32.941736</b>					

## 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/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€265 000 on Dec 18, 2025





