

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

Modern under-construction residence offering 2+ office bedrooms and 2 bathrooms, designed for comfortable and functional living. The property features an internal covered area of 90 sq.m, complemented by a spacious covered veranda of 23.6 sq.m.

A private roof garden of 30 sq.m provides additional outdoor space with open views, perfect for relaxation. The project is currently under construction with delivery scheduled for the end of 2026, making it an excellent opportunity for a new home or investment.

**Property Info**

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>113</b>            |
| Covered Veranda  | <b>23</b>             |
| Floor Number     | <b>2</b>              |
| Air Conditioning | <b>All rooms, Yes</b> |

**Plot / Area Info**

Parking

**Covered, Yes****Additional info**

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>241335</b>             |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

**Amenities**

- Parking

**Location****Location:** Ypsonas Region: **Limassol**

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 053.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€345 000 on Dec 31, 2025



