

## 5 Bedroom House for Sale in Ypsonas, Limassol District

The property includes premium finishes, anti-seismic construction, bespoke carpentry, and extensive outdoor living spaces, including a pool with a gazebo, BBQ area, and landscaped garden. Additional features include a maid's room, games room, wine cellar, and ample parking for 3 cars. With a CCTV system and a controlled entrance, the estate ensures privacy and safety.

Designed with a blend of classical Italian elegance and modern engineering, the estate spans approximately 625 m<sup>2</sup>. The main residence features formal living and dining areas, a cozy family room with a wood-burning fireplace, a custom gourmet kitchen, and four spacious en-suite bedrooms. Each bedroom enjoys private b...

### Property Info

Covered Area	<b>623</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2892</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>241528</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

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

**Price: €3 300 000 + VAT**

VAT for this property is **€515,764** or **€627,000**. 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>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 297.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€3 300 000 on Jan 15, 2026



