

5 Bedroom House for Sale in Ypsonas, Limassol District

Prestigious gated estate located in the tranquil St. Silas area, offering panoramic views of Akrotiri Bay, just 15 minutes from Limassol city centre and 10 minutes from Lady's Mile Beach.



Key Features:

- Gated estate with controlled entrance & security system
- Main residence: approx. 625 m²
- 5 double bedrooms, all en-suite + walk-in dressing room
- Maid's room, games room, wine cellar
- Formal and family living areas with wood-burning fireplace
- Gourmet kitchen with breakfast area, secondary kitchenette, pantry, and utility room
- Covered parking for 3 cars
- Air conditioning & central heating throughou...

Property Info

Covered Area	625
Total Number of Floors	2
Furnishing	Furnished
Energy Efficiency	B
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	2892
Pool	Yes

Additional info

Reference Number	11288
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	5+

Amenities

- Garden

Location

Location: Ypsonas Region: **Limassol**
Coordinates: **34.6970169 / 32.96992775**

Price: €3 300 000 + VAT

VAT for this property is **€516,120** 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	Excluded	Title transfer fee	~€128 600.00	Common expenses	None
		Price per SQM	€5 280.00/m²		

Representative: RealDeal Estates

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Price change history

€3 300 000 on Jan 17, 2026







