

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

Discover Gemstones Project, an exclusive five-building residential development in the rapidly growing area of Ypsonas, Limassol. The project offers modern 2- apartments designed with contemporary architecture, high-quality finishes, and smart, energy-efficient features. Each residence boasts spacious interiors and large balconies with open, breathtaking views, while benefiting from private parking and dedicated storage rooms. Ideally located with easy access to amenities and major routes, Gemstones Project is an excellent choice for both comfortable modern living and a secure investment opportunity.

#### Property Info

Covered Area	<b>95</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

#### Additional info

Reference Number	<b>242173</b>
Property type	<b>Apartment</b>
Construction Year	<b>2028</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

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

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>~€8 200.00</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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€290 000 on Feb 5, 2026

