

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

- 3 bedrooms
- 2 W/C
- Internal Area 107m<sup>2</sup>
- Covered Verandas 15m<sup>2</sup>
- Roof Garden 44m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"



### Property Info

Covered Area	<b>107</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>16483</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Storage room

### Location

**Location:** Ypsonas      Region: **Limassol**  
**Coordinates: 34.688905338292 / 32.967119551265**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 738.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€400 000 on Feb 6, 2026







## block a first floor plans

- ▲ Premium Sanitary Ware
- ▲ Technogranite Countertop & Backsplash
- ▲ A/C Provisions
- ▲ Electric Heating Provisions
- ▲ Solar Water Heating System
- ▲ Pressurised Water System
- ▲ Fiber-Optic Internet Line
- ▲ Video Intercom System
- ▲ Security Entrance Door
- ▲ Thermally Insulated Aluminium Frames
- ▲ Covered Parking
- ▲ EV Charging Provision
- ▲ Storage Room
- ▲ Laundry Spot



	FLOOR	BEDROOMS	BATHROOMS	COVERED PARKING	INTERNAL AREAS (M <sup>2</sup> )	COVERED VERANDAS (M <sup>2</sup> )	UNCOVERED VERANDAS (M <sup>2</sup> )	ROOF GARDEN (M <sup>2</sup> )	STORAGE ROOM (M <sup>2</sup> )	COMMON AREAS (M <sup>2</sup> )	TOTAL AREAS (M <sup>2</sup> )
FLAT 101	1st	2	2	1	80	23	-	-	3	6	112
FLAT 102	1st	1	1	1	50	10	-	-	3	4	67
FLAT 103	1st	1	1	1	50	10	-	-	3	4	67
FLAT 104	1st	3	2	2	107	15	-	-	3	7	132

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FLAT 201	2nd	2	2	1	80	23	-	-	3	6	112
FLAT 202	2nd	1	1	1	50	10	7	-	3	4	74
FLAT 203	2nd	1	1	1	50	10	7	-	3	4	74
FLAT 204	2nd	2	2	1	88	23	-	-	3	7	119

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FLAT 301	3rd	2	2	2	80	23	-	44	4	9	160
FLAT 302	3rd	1	1	1	50	10	-	32	3	6	101
FLAT 303	3rd	1	1	1	50	10	-	32	3	6	101
FLAT 304	3rd	3	2	2	107	15	-	44	4	10	180

## block a roof garden plans

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FLAT 301	roof	2	2	2	80	23	-	44	4	9	160
FLAT 302	roof	1	1	1	50	10	-	32	3	6	101
FLAT 303	roof	1	1	1	50	10	-	32	3	6	101
FLAT 304	roof	3	2	2	107	15	-	44	4	10	180