

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

This modern and stylish 3-bedroom villa is located in the sought-after area of Ypsonas, Limassol, offering a perfect blend of comfort, functionality, and contemporary living. Designed with both family life and entertaining in mind, the property provides versatile spaces and a range of high-quality amenities. The villa comprises three bedrooms and a flexible playroom that can also serve as a home office, ensuring ample space for all family members and their needs. The interiors are equipped with air conditioning, electric heating, and a solar system, providing year-round comfort and energy efficiency.

The outdoor areas are a standout feature, including a private swimming pool, a beau...

#### Property Info

Covered Area **200**  
 Furnishing **Furnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **568**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **242479**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2020**  
 Bathrooms **4**

#### Amenities

- Parking

#### Location

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

## Price: €2 000 000 + VAT

VAT for this property is **€170,000** or **€380,000**. 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>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 000 000 on Feb 13, 2026



