

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

Located in the residential area of Ypsonas, this well-maintained family home was built in 2015 and sits on a 355 m<sup>2</sup> plot with a total covered area of 200 m<sup>2</sup> (100 m<sup>2</sup> per floor).

The ground floor offers a spacious living and dining area with a functional fireplace, a fully equipped kitchen, an enclosed veranda, one bedroom, and a shower room. The first floor features a master bedroom with en-suite shower and large veranda, three additional bedrooms, and a family bathroom. Additional features include double-glazed windows, solar water heating, a private garage, and bright, comfortable living spaces throughout.

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>355</b>
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### Additional info

Reference Number	<b>242797</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>

### Amenities

- Fireplace

### Location

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

## Price: €440 000 + VAT

VAT for this property is **€37,400** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 200.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€440 000 on Feb 28, 2026



