


2 Bedroom Apartment for Sale in Ypsonas, Limassol District

This modern two-bedroom apartment is located in the rapidly developing area of Ypsonas, Limassol, offering a perfect combination of comfort, functionality, and convenience. 

Designed with a smart and practical layout, the apartment features bright interiors, well-proportioned spaces, and contemporary finishes, creating an ideal home for both living and investment.

Key Features:

- Two spacious bedrooms
- Open-plan living and dining area
- Modern kitchen with quality finishes
- Well-designed layout maximizing space and natural light
- Sea views

Location Benefits:

- Easy access to the highway
- Quick connection to Li...

Property Info

Covered Area	103
Covered Veranda	23
Floor Number	1
Total Number of Floors	3
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	12340
Property type	Apartment
Bathrooms	2
View	Sea view

Amenities

- Parking

Location

Location: Ypsonas
Coordinates: **34.69901041 / 32.95057298**

Region: **Limassol**

Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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	~€7 000.00	Common expenses	None
		Price per SQM	€2 524.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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Price change history

€260 000 on Mar 18, 2026







ground floor plans

FLAT 101	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 102	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 103	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 104	COVERED PARKING	2
	STORAGE ROOM (M ²)	3
FLAT 201	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 202	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 203	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 204	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 301	COVERED PARKING	2
	STORAGE ROOM (M ²)	4
FLAT 302	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 303	COVERED PARKING	1
	STORAGE ROOM (M ²)	3
FLAT 304	COVERED PARKING	2
	STORAGE ROOM (M ²)	4



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 ²)	COVERED VERANDAS (M ²)	UNCOVERED VERANDAS (M ²)	ROOF GARDEN (M ²)	STORAGE ROOM (M ²)	COMMON AREAS (M ²)	TOTAL AREAS (M ²)
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