


## 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	<b>103</b>
Covered Veranda	<b>23</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12340</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 524.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€260 000 on Mar 18, 2026







### ground floor plans

<b>FLAT 101</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 102</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 103</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 104</b>	COVERED PARKING	2
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 201</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 202</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 203</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 204</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 301</b>	COVERED PARKING	2
	STORAGE ROOM (M <sup>2</sup> )	4
<b>FLAT 302</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 303</b>	COVERED PARKING	1
	STORAGE ROOM (M <sup>2</sup> )	3
<b>FLAT 304</b>	COVERED PARKING	2
	STORAGE ROOM (M <sup>2</sup> )	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 <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> )
<b>FLAT 101</b>	1st	2	2	1	80	23	-	-	3	6	112
<b>FLAT 102</b>	1st	1	1	1	50	10	-	-	3	4	67
<b>FLAT 103</b>	1st	1	1	1	50	10	-	-	3	4	67
<b>FLAT 104</b>	1st	3	2	2	107	15	-	-	3	7	132