


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

For sale off-plan, this modern two-bedroom, two-bathroom apartment offers a comfortable internal space of 85 m<sup>2</sup>. Positioned on the first floor of a three-story building with convenient elevator access, it is designed to meet high standards of energy efficiency with an A+ rating. The layout is thoughtfully arranged to maximize both privacy and functionality, providing spacious living areas that are light-filled and practical. 

Located in Ypsonas, an area known for its relaxed pace and strong sense of community, this apartment is ideal for those who value both quiet living and urban convenience. Ypsonas offers a variety of amenities close by, including shops, cafes, schools, and park...

### Property Info

Covered Area **85**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **30398**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Ypsonas Region: **Limassol**  
 Coordinates: **34.691381474093 / 32.954751257754**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>€3 000.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€255 000 on Apr 9, 2026



