




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

Discover a stylish 2-bedroom apartment in the sought-after area of Ypsonas, Limassol—perfect for comfortable modern living or a smart investment opportunity. This well-designed home offers 78 m<sup>2</sup> of internal space, featuring a bright open-plan layout that seamlessly connects the living, dining, and kitchen areas. 

Large windows invite plenty of natural light, creating a warm and welcoming atmosphere throughout. Step outside onto the spacious covered veranda (21 m<sup>2</sup>), complemented by an additional uncovered veranda (7.4 m<sup>2</sup>), and roof garden (62 m<sup>2</sup>) ideal for relaxing or entertaining while enjoying the Mediterranean climate.

The apartment includes two generously sized bedro...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **99**  
Furnishing **Unfurnished**

Reference Number **33600**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

### Location

**Location:** Ypsonas  
**Coordinates:** **34.68769400108 / 32.975836975038**

Region: **Limassol**



## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 030.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone:	<b>+35726940150, +35725267777, +35725760781</b>		

## Price change history

€300 000 on Apr 30, 2026



