


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

A modern gated residential development located in Ypsonas, Limassol, offering a contemporary approach to comfortable suburban living in one of the city's rapidly developing residential areas. 

The project comprises 22 apartments, featuring a selection of 1- and 2-bedroom units, thoughtfully designed to maximize space, natural light, and everyday functionality. Three apartments on the top floor also benefit from private roof gardens, adding valuable outdoor living space and enhanced privacy.

Designed with clean architectural lines, soft neutral tones, and high-quality finishes, the development combines timeless aesthetics with practicality and lasting value. Spacious covered...

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>14</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13496</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas  
**Coordinates:** **34.68611346 / 32.96670914**

Region: **Limassol**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>~€9 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 539.00/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

€315 000 on May 8, 2026

