


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

A modern 3-bedroom apartment in a low-rise development of two small blocks (A & B) with only two floors, offering a quiet and private living environment. 

The property is conveniently located with easy access to amenities and the town center, and includes a covered parking space, making it ideal for both living and investment.

Key Features:

- 3-bedroom apartment
- Low-rise building (2 floors, 2 blocks)
- Easy access to amenities & town center
- Covered parking space
- Strong investment potential

Specifications:

- Energy Performance Certificate A
- Thermal facade system
- Double-glazed windows

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>106</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>13531</b>
Covered Veranda	<b>11</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>			Bathrooms	<b>3</b>
Total Number of Floors	<b>2</b>				
Energy Efficiency	<b>A</b>				

**Amenities**                      **Location**



• Parking

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.68290215 / 32.96732068**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>~€7 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 547.00/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>
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## Price change history

€270 000 on May 11, 2026



