


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

A modern 2-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:

- 2-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

...

### Property Info

Covered Area	<b>81</b>
Covered Veranda	<b>6</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13533</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</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: €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>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 148.00/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

€255 000 on May 11, 2026



