


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

A modern 2-bedroom apartment offering beautiful views of Akrotiri Bay, comfort, and strong investment potential. 

Conveniently located near Alphamega Stadium, the property provides easy access to amenities and includes a covered parking space. Designed with energy efficiency and contemporary living in mind, the apartment features quality finishes and modern specifications throughout.

### Key Features:

- 2-bedroom apartment
- Views of Akrotiri Bay
- Near Alphamega Stadium (2 km)
- Easy access to amenities
- Covered parking space
- Strong investment potential

### Specifications:

- Energy Performance Certificate A
- ...

### Property Info

Covered Area	<b>94</b>
Covered Veranda	<b>19</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13585</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas  
**Coordinates:** **34.69826946 / 32.95172096**

Region: **Limassol**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 553.00/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

€240 000 on May 14, 2026

