


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

A boutique mixed-use development located in Ypsonas, Limassol, offering a combination of modern residential living and commercial functionality in a quiet yet well-connected neighborhood. 

The project comprises five contemporary 2-bedroom apartments together with a ground-floor retail unit, designed with elegant layouts, spacious terraces, and practical everyday functionality. The development combines comfortable living with strong investment potential in one of Limassol's growing residential areas.

Built according to European seismic standards and certified with Energy Efficiency Class A, the project integrates modern construction methods, thermal insulation systems, and e...

### Property Info

Covered Area	<b>111</b>
Covered Veranda	<b>27</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13610</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Ypsonas  
**Coordinates:** **34.68661632 / 32.96560408**

Region: **Limassol**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 973.00/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

€330 000 on May 14, 2026



