


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

A spacious detached villa for sale in Ypsonas, set on a large 640 sq.m. plot, offering 200 sq.m. of covered areas, 40 sq.m. of verandas, and 20 sq.m. of balconies. Built in 2005, the property features a garden surrounding the house, a private swimming pool, garage, and a water well. 

The ground floor includes a generous main kitchen, a secondary smaller kitchen, two living areas, and a dining space. On the upper floor, there are three bedrooms, including a master bedroom with a walk-in wardrobe and ensuite shower, as well as a main bathroom with a bathtub.

The property enjoys easy access to the highway and main roads, and is conveniently located close to schools and all ameni...

#### Property Info

Covered Area **240**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **640**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **33583**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Ypsonas  
 Coordinates: **34.694491648615 / 32.94596893583**

Region: **Limassol**

**Price: €600 000 + VAT**

VAT for this property is **€61,500** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€700 000 on May 15, 2026

€600 000 on May 21, 2026



