

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

Situated in the residential area of Ypsonas, this spacious detached villa is set on a generous 640 sq.m. plot, offering excellent potential for renovation and customization. The property comprises approximately 200 sq.m. of covered internal areas, complemented by 40 sq.m. of verandas and 20 sq.m. of balconies. Built in 2005, the residence features a private swimming pool, garage, water well, and a mature garden surrounding the house, creating a private and peaceful outdoor environment. The ground floor is designed with practicality and comfort in mind, featuring a large main kitchen, a secondary auxiliary kitchen, two separate living areas, a dining space, and a guest WC — ideal for fam...

#### Property Info

Covered Area	<b>240</b>
Covered Veranda	<b>40</b>
Uncovered Veranda	<b>20</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>640</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>245142</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Ypsonas 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: MySpace

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## Price change history

€600 000 on May 21, 2026





