

Two-storey detached house in Ypsonas, Limassol

FOR SALE - € 495,000 EUR



<https://www.mayfaircyprus.net/p/241310>

Prop No. **241310**
City: **Limassol**
Area: **Ypsonas**
Covered area: **30 m²**
Plot: **1209 m²**
Title deeds: **Yes**
Property Type: **Detached**
Condition: **Resale**

Property based on the distribution agreement relates to a net land area (after deductions for road network, and public green areas, to approx. 1,209m². The house is located on Modestou Panteli Street in Ypsonas.

The two-storey house consists of a large entrance hall/ living room, a separate kitchen with a secondary living room, a guest W/C, a storage space under the staircase and three verandas on the ground floor.

The first floor consists of 3 bedrooms (of which the main is en-suite with a shower and a walk-in wardrobe), an office that can be used as a bedroom, a main bathroom, and a balcony.

Additionally, the property offers a semi-basement of approx. 105m² with a kitchenette and covered parking.

The house has been built on the western part of the land and the potential buyer may benefit from an unutilized part of the land that can be converted into a plot.

The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 3 floors (13.5m) of construction.

GPS coordinates: 34.692458, 32.954596

Property features

Mayfair Properties

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