

## 3 Bedroom House for Sale in Trachoni Lemesou, Limassol District

The Villa's design combines Mediterranean style and traditional Cypriot architecture with contemporary elements, providing a unique sense of taste, quality and style.



Located in an area surrounded by orange and lemon gardens, 4min drive from Limassol Mall and the only Casino project in the country that is currently under development, 1min drive from a private English School and 8min drive to the Limassol Marina, the most luxurious, yacht marina of the country.

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>184</b> |
| Covered Veranda   | <b>27</b>  |
| Uncovered Veranda | <b>14</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>324</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2139</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2023</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

#### Location

**Location:** Trachoni Lemesou      Region: **Limassol**  
**Coordinates:** **34.651875 / 32.958566**

## Price: €490 000 + VAT

VAT for this property is **€37,176** or **€93,100**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 663.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |  |

## Price change history

€490 000 on Dec 14, 2023







