

## 2 Bedroom Apartment for Sale in Trachoni Lemesou, Limassol District

Brand-new 1- and 2-bedroom apartments for sale in a modern and luxurious project in Fasouri area of Trachini, Limassol.

The superb location of the apartments is a peaceful and serene area with excellent connectivity to the Highway and the rest of Limassol. Moreover, it is near Fasouri Waterpark, the upcoming Fassouri Golf Course, the City of Dreams (Casino Resort), MyMall, ladie's Mile, and Kourion Beach, and all kinds of amenities.

This modern development will be constructed at the highest standards, using some of the finest quality building materials and with high-end finishes.



Delivery date December 2025

### Property Info

Covered Area **71**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **1326**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Trachoni Lemesou  
**Coordinates:** **34.654294116079 / 32.966325119604**

Region: **Limassol**

**Price: €265 000 + VAT**

VAT for this property is **€13,250** or **€50,350**. 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.

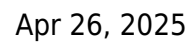
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 732.00/m<sup>2</sup></b> |                 |             |

**Representative: PropertyFate**

|                     |              |            |                              |
|---------------------|--------------|------------|------------------------------|
| Registration number | <b>1177</b>  | Email      | <b>info@propertyfate.com</b> |
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**Price change history**

€265 000 on Jul 3, 2024





## Technical Specifications

### GENERAL STRUCTURE

- Reinforced concrete structure frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the current regulations for anti-earthquake construction
- External Walls: 25cm thick brick
- Internal separation walls: 10cm thickness of Wall

### WALLS & CEILING FINISHES

- External wall finishes: Acrylic coating, part of external thermal insulation system and/or exterior paint except in areas where decorative panels are installed
- Concrete Wall Decorative Structure Feature (as appeared on the Impression Photos)
- Clay brick walls internal
- Internally will be 3 hands of plaster and 3 coats of paint
- All paints and varnishes used will be of European quality

### FLOOR AND WALL COVERINGS FOR FLAT AREAS

- Living room, kitchen, bedrooms, corridor, bathrooms and verandas are covered with European quality ceramic tiles.
- European quality ceramic tiles cover the bathroom walls and the kitchen walls between the cabinets.

### WATER AND THERMAL PROOFING

- Cementitious type waterproofing with synthetic net on the verandas.
- Polyurethane type waterproofing on the roof garden areas
- Thermal insulation of the building in accordance to building permit.

**Energy performance certificate - Class A.**

### ELECTRICAL INSTALLATION

- Complying with all requirements of the Cyprus Electricity Authority
- Electricity meter for each apartment
- Sufficient number of sockets, Ethernet and Communication lines are installed in all areas of the Apartment whereas telephone and television jacking points are installed
- Elevator hydraulic with automatic sliding doors. In accordance with the EU directives. CE marked.

### HEATING AND AIR CONDITIONING

- Air-conditioning: Provision in each room for split-level air-conditioning units in each apartment satisfying the Energy A efficiency.

### PLUMBING AND SANITARY WARE

- Water meter for each apartment
- Pipe in Pipe system for hot and cold water
- Solar heater panels of 1.5sq.m and 2.6sq.m with water tank and hot water tank 90L and 150L, therefore satisfying the requirements for energy A efficiency
- Water pressure system for each apartment
- European quality sanitary ware, mixers and fixtures in all flats.

### GLAZING AND METAL WORKS

- High Standard and Modern Aluminium double glazing windows and doors to verandas satisfying the Energy A efficiency requirements.
- Metal Railings/Glass Railings on Verandas, Staircases
- Provision for mosquito nets

### APARTMENT DOORS AND TIMBER WORKS

- Fireproof entrance door
- Fireproof stairs' corridor doors
- European quality melamine interior doors in a selection of colours with door frames of same material
- European quality melamine closets in a selection of colours. Each closet a combination of drawers, shelves and metal rails
- Quality stainless steel door and closet handles.

### KITCHEN FITTINGS

- European quality melamine kitchen with cupboards and overhead wall units in a selection of colours, in a convenient and modern design
- European quality stainless steel sinks or equivalent with 3 lever mixers are fitted.



## GROUND FLOOR PLANS – Parking and Storages

