


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

This elegant three-bedroom penthouse is located in one of Limassol's most promising and green residential areas, just southwest of the historic town centre. The property offers a unique combination of comfort and lifestyle, featuring spacious interiors, superior finishes, and generous outdoor areas designed for relaxation and entertaining. 

Residents benefit from ample parking, concierge services, landscaped gardens covering over 75% of the development, and access to large free-form swimming pools, children's pools, Jacuzzi baths, and a playground. The location provides easy access to Limassol's largest shopping mall, water park, international schools, pristine beaches, and th...

### Property Info

Covered Area	<b>140</b>
Covered Veranda	<b>16</b>
Uncovered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2211</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Trachoni Lemesou

Region: **Limassol**

Coordinates: **34.651541147948 / 32.961044029169**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>€4 643.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€625 000 on Apr 8, 2025  
€650 000 on Dec 18, 2025









## THE PRELIMINARY MASTER PLAN

- 1 Gated Entry
- 2 Resident's Club with:
  - + Reception
  - + Snack Bar
  - + Mini Market
  - + Gym
  - + Spa (Sauna/Steam & Treatment Rooms)
- 3 2 Adult Pools  
2 Children's Pools
- 4 Private Landscaped Gardens and Kids Area
- 5 Tennis Court
- 6 Adjoining Public Green Areas