

## 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		Plot / Area Info	<b>)</b>	Additional info	
Covered Area	140				
Covered Veranda	16			Reference Number	2211
Uncovered Veranda	20	Pool	Common, Yes	Property type Condition	Apartment Brand New
Floor Number	4		Covered, Yes		
Total Number of Floors	4	Parking			
Heating	Underfloor Heating, Yes			Bathrooms	3

Amenities	Location
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• Parking Region: Limassol

All rooms, Yes

Coordinates: **34.651541147948** / **32.961044029169** 

Air Conditioning



Price: €625 000 + VAT

VAT for this property is €31,250 or €118,750. 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>Exclud</b>	Eveluded	Title transfer fee	None Common evnences		None
	Excluded	Price per SQM	€4 464.00/m <sup>2</sup>	Common expenses	None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€625 000 on Apr 8, 2025

























THE PRELIMINARY MASTER PLAN

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