

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

Urgent sale from owner.

- New construction
- 55.96 sq.m
- 1 bedroom
- 1 bathroom
- 3rd floor



### COMPLEX FACILITIES:

- Gated community
  - Entrance gates with entry code
  - Concierge at the gate
  - Residents' Club
  - Mini-market and snack bar
  - Extensive sun terraces
  - On-site sales office
  - Walking paths
  - Children's playground (external)
  - Two large lagoon-style swimming pools, both with Jacuzzi
  - Children's swimming pool
  - Fully-equipped gym
  - Sauna
- &#8211...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>48</b>				
Covered Veranda	<b>4</b>				Reference Number <b>3267</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>1</b>
Air Conditioning	<b>All rooms, Yes</b>				

**Amenities**

- Parking

**Location****Location:** Trachoni LemesouRegion: **Limassol**Coordinates: **34.65263587 / 32.9604145**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>€4 792.00/m<sup>2</sup></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>			

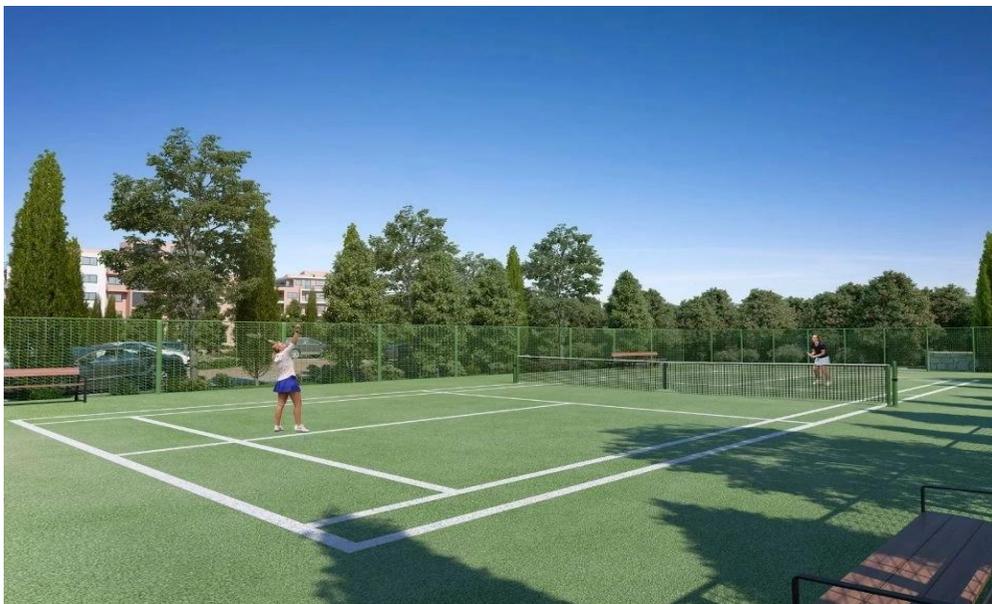
## Price change history

€230 000 on Apr 8, 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
- 4 Children's Pools
- 5 Private Landscaped Gardens and Kids Area
- 6 Tennis Court
- 7 Adjoining Public Green Areas