

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

### Amenities

- Parking

### Location

**Location:** Trachoni Lemesou

Region: **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/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## 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 2 Children's Pools
- 5 Private Landscaped Gardens and Kids Area
- 6 Tennis Court
- 7 Adjoining Public Green Areas