

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

Apartment No. 307 is part of the the residential complex, conveniently located southwest of the Limassol historic town centre in the Akrotiri Peninsula in one of the city's most upcoming and green areas.



The residential complex is surrounded by acres of green fields, offering residents the best of both worlds – a countryside location with direct access to all of Limassol's amenities. Over 75% of the project area is allocated to landscaped gardens with meandering paths and ponds, which surround two large free-form swimming pools, children's pool and playground. Idyllic surroundings where the benefits of Limassol, Cyprus can be enjoyed to the full.

Each spacious apartm...

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>56</b> |
| Covered Veranda   | <b>4</b>  |
| Floor Number      | <b>3</b>  |
| Energy Efficiency | <b>A</b>  |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2226</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Trachoni Lemesou

Region: **Limassol**

Coordinates: **34.652644366928 / 32.960389859912**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 375.00/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

€245 000 on Apr 10, 2025



















