

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

This beautifully designed 3-bedroom detached villa is part of an exclusive collection of just four homes, located in the fast-growing Trachoni area of Limassol. Offering the perfect blend of traditional Cypriot architecture, Mediterranean elegance, and modern features, this residence is ideal for those seeking both style and comfort in a peaceful yet convenient setting. ✖

With a total covered area of 184 m<sup>2</sup> the villa provides spacious interiors and plenty of outdoor space — perfect for landscaped gardens and lounging areas.

Surrounded by fragrant orange and lemon groves, the location offers a tranquil escape while keeping you connected to key destinations:

- 4 m...

| Property Info          | Plot / Area Info | Additional info              |
|------------------------|------------------|------------------------------|
| Covered Area           | <b>184</b>       | Plot area                    |
| Covered Veranda        | <b>27</b>        | Pool                         |
| Uncovered Veranda      | <b>14</b>        | Parking                      |
| Total Number of Floors | <b>2</b>         | <b>Uncovered, Yes</b>        |
|                        |                  | Reference Number <b>7965</b> |
|                        |                  | Property type <b>House</b>   |
|                        |                  | Bathrooms <b>3</b>           |

| Amenities | Location   |                         |
|-----------|--|-------------------------|
| • Parking | <b>Location:</b> Trachoni Lemesou<br>Coordinates: <b>34.651611754333 / 32.958630342234</b> | Region: <b>Limassol</b> |

## Price: €500 000 + VAT

VAT for this property is **€37,935** or **€95,000**. 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>~€16 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 717.00/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> |
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## Price change history

€500 000 on Jul 25, 2025

