


### 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

Covered Area	<b>184</b>
Covered Veranda	<b>27</b>
Uncovered Veranda	<b>14</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Plot area	<b>361</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>7965</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Trachoni Lemesou

Region: **Limassol**

Coordinates: **34.651611754333 / 32.958630342234**

## 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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€500 000 on Jul 25, 2025

