

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

Discover the perfect blend of countryside tranquility and urban convenience with this exceptional 1-bedroom, 1-bathroom apartment in the serene village of Trachoni, Limassol. Located just a short drive from the bustling city center and the beautiful Limassol coastline, this under-construction property is set to be completed in 21 months, July of 2027. 

### Property Overview

Total Covered Area: 63.85 m<sup>2</sup>

Covered Internal Area: 48 m<sup>2</sup>

Covered Veranda: 8.65 m<sup>2</sup>

Uncovered Veranda: 15.5 m<sup>2</sup>

Common Area: 7.2 m<sup>2</sup>

This spacious apartment offers a thoughtfully designed layout, providing ample space for comfortable living. The open-plan living and dining ...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>63.85</b>                   |
| Furnishing       | <b>Furnished</b>               |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>31648</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Gym

### Location

**Location:** Trachoni Lemesou      Region: **Limassol**  
**Coordinates:** **34.65266352 / 32.9610423**

**Price: €285 000 + VAT**

VAT for this property is **€14,250** or **€54,150**. 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>€4 524.00/m<sup>2</sup></b> |                 |             |

**Representative: FOX**

|                     |   |            |  |
|---------------------|---|------------|--|
| Registration number | <b>488</b>                                      | Email      | <b>info@foxrealty.com.cy</b>               |
| License number      | <b>344/E</b>                                    | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone:              | <b>+35726940150, +35725267777, +35725760781</b> |            |  |

**Price change history**

€285 000 on Oct 25, 2025











## THE 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  
2 Children's Pools
- 4 Private Landscaped Gardens and Kids Area
- 5 Tennis Court
- 6 Adjoining Public Green Areas



