


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

This elegant three-bedroom single-family home is situated in Limassol’s vibrant, newly developed Trachoni area, just a 5-minute drive from Limassol Mall, the City of Dreams, and other prestigious developments. It offers a perfect combination of modern comfort, privacy, and convenient access to the city’s top amenities. 

### Interior:

- Open-plan ground floor with spacious living and dining areas
- Contemporary kitchen with premium finishes
- Guest bathroom on the ground floor
- Master bedroom with en-suite bathroom and large wardrobe
- Two additional bedrooms sharing a modern family bathroom

### Exterior:

- Private landscaped garden...

### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>33</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area	<b>275</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11411</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Trachoni Lemesou      Region: **Limassol**  
 Coordinates: **34.66117837 / 32.95574425**

## Price: €410 000 + VAT

VAT for this property is **€25,078** or **€77,900**. 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>~€13 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 515.00/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

€410 000 on Jan 24, 2026



