


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

A modern 3-bedroom apartment located near Trachoni Community Park and MyMall Limassol, offering comfort, convenience, and strong investment potential. 

The property provides easy access to amenities and includes a covered parking space. Designed with energy efficiency and modern living in mind, it features quality materials and contemporary specifications throughout.

### Key Features:

- 3-bedroom apartment
- Near Trachoni Community Park & MyMall Limassol
- Easy access to amenities
- Covered parking space
- Strong investment potential

### Specifications:

- Energy Performance Certificate A
- Thermal facade system

...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>106</b> |
| Covered Veranda        | <b>11</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>13578</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Elevator

### Location

**Location:** Trachoni Lemesou  
**Coordinates:** **34.65665114 / 32.96654821**

Region: **Limassol**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>~€7 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 547.00/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

€270 000 on May 14, 2026

