


## 4 Bedroom House for Sale in Erimi, Limassol District

Luxury 4 bedroom villa in Erimi area of Limassol. The house is on one level, offering modern design with high quality construction and finishing. The property has been custom built and has given attention to detail, using only environmentally friendly materials with the best appliances, fixtures and fittings. Lounge/sitting/dining/tv areas, fully equipped kitchen with island bar. Spacious bedrooms include en suite bathrooms. The house also has a large private pool surrounded by landscaped gardens, alarm system, satellite TV and is equipped with central heating and air conditioning throughout. The ideal location of the villa makes it a superb choice for those who appreciate luxury, combine... 

### Property Info

Covered Area	<b>444</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Furnished</b>

### Plot / Area Info

Plot area	<b>2198</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-67588</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Erimi  
**Coordinates:** **34.6818602 / 32.9202321**

Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€178,378** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 815.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 250 000 on Sep 4, 2023







