

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

Reference ID: #SA34269 Price details: €650,000 Villa for sale located in erimi village, at a private and quiet area, 15 minutes drive into Limassol Center, Close drive to kourion Beach - petrol stations - car wash - Mechanics restaurants and traditional taverns - supermarket - minimarket - Florist & gym plus many more. The immediate vicinity is characterized by residential development with houses of average standard and building sites. Covered area: 239 sq.m. Covered veranda: 14 sq.m. Uncovered area: 53 sq.m. Plot size: 480 sq.m. Garden: • Pool • Covered bar area • Dining area • Barbeque • Garden toilet and shower facilities • Basement with shower and wc can be used...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>253</b>            |
| Covered Veranda        | <b>14</b>             |
| Uncovered Veranda      | <b>53</b>             |
| Total Number of Floors | <b>3</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>480</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA34269</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

- Storage room

### Location

**Location:** Erimi

Region: **Limassol**

Coordinates: **34.68308409718 / 32.915674690989**

## Price: €650 000 + VAT

VAT for this property is **€69,547** or **€123,500**. 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>~€22 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 569.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€650 000 on May 17, 2024







