

## 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

### Plot / Area Info

### Additional 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	<b>480</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

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

### Amenities

### Location

- Storage room

**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/m<sup>2</sup></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>
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## Price change history

€650 000 on May 17, 2024





