

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

This project is located in Erimi, Limassol, an exclusive collection of 4 meticulously designed townhouses perched on a green hill, just a brief 10-minute drive from Limassol surrounded by lush greenery and peaceful landscapes.

Nestled in a green oasis with captivating hill views, these 100 sq.m. 2-bedroom residences offers a perfect blend of elegance, convenience, and natural beauty.

### Key Features

Open-plan living and dining

Spacious functional kitchen

Large windows frame panoramic views

Hallway/entrance, smart storage

2.8m ceiling height

Master bedroom: featuring a walk-in closet, luxury bathroom

2 additional bedroom: 1 spacious, smar...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>100</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>163</b> |
|-----------|------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>50702</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Storage room

### Location

**Location:** Erimi Region: **Limassol**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 200.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€320 000 on May 26, 2024











