

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

Reference ID: #SA32994 Price details: €420,000 +VAT Detached 3 bedroom villa in Erimi area, Limassol. Erimi is a quiet, cozy village located just 17 km from Limassol. This area is amazing with endless picturesque green hills and expanses. Available for sale two 3-bedroom houses. Covered area: 179-181 sq.m. Covered veranda: 12 sq.m. Uncovered veranda: 3-9 sq.m. Plot size: 282-285 sq.m. Prices: €420,000 PLUS V.A.T ✖

### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>191</b>         |
| Covered Veranda        | <b>12</b>          |
| Uncovered Veranda      | <b>6</b>           |
| Total Number of Floors | <b>2</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>N/A</b>         |
| Air Conditioning       | <b>No</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>282</b>          |
| Pool      | <b>No</b>           |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA32994</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Storage room

### Location

**Location:** Erimi  
 Coordinates: **34.683895893593 / 32.923070180298**

Region: **Limassol**

## Price: €420 000 + VAT

VAT for this property is **€33,622** or **€79,800**. 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>€2 199.00/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>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€420 000 on Jun 5, 2024



