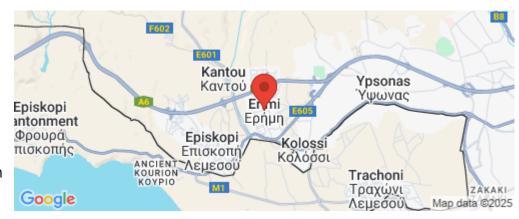


### 3 Bedroom House for Sale in Erimi, Limassol District

Modern 3-Bedroom Villa in Erimi – Family Comfort with Contemporary Design

This elegant 3-bedroom villa is part of an exclusive collection of modern residences in Erimi, a prominent and family-friendly neighborhood just minutes from local schools, parks, and essential amenities. Designed with a focus on style, comfort, and everyday practicality, the villa offers generous indoor and outdoor living spaces in a peaceful suburban setting. Design & Architecture

The villa spans 150 m² of internal living area, thoughtfully divided between the ground floor and first floor. Clean architectural lines, large windows, and well-proportioned spaces ensure a bright, welcoming atm...



#### **Property Info**

Plot / Area Info

Covered Area **270** Energy Efficiency **A** 

Air Conditioning All rooms, Yes

#### Additional info

Reference Number 231632
Property type House

Condition Under Construction

Bathrooms

View **Mountains view** 

**Amenities Location** 

Location: Erimi Region: Limassol

Coordinates: **34.6818602** / **32.9202321** 



Price: €450 000 + VAT

VAT for this property is €50,500 or €85,500. 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.

\/AT	Excluded	Title transfer fee	None	Common expenses	None
VAT		Price per SOM	€1 667.00/m <sup>2</sup>		None

## **Representative: MySpace**

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

# **Price change history**

€400 000 on Sep 10, 2024 €500 000 on May 13, 2025 €450 000 on Oct 1, 2025



