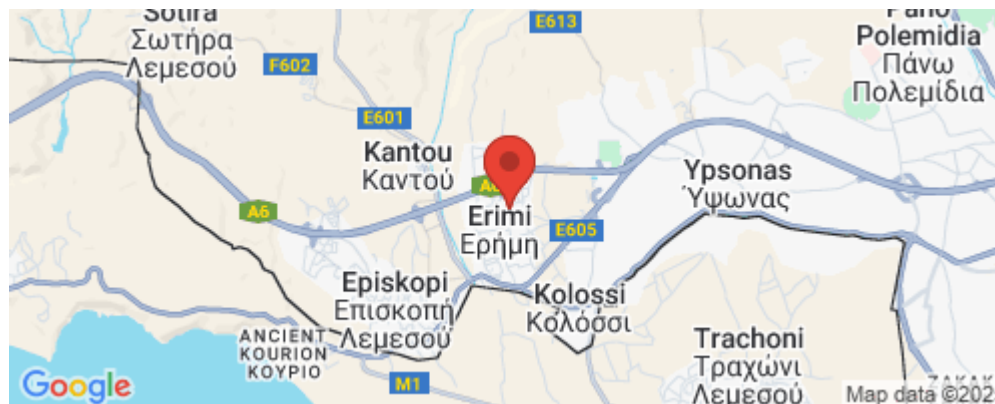


## 3 Bedroom House for Sale in Erimi, Limassol District

Reference ID: #SA35097 Price details: €750,000 Discover this charming and spacious 3-bedroom bungalow located in the peaceful Erimi area, just a 7-minute drive from the scenic Agios Ermogenis beach. Ideal for those seeking a serene lifestyle with modern comforts! Key Features: 1 ensuite bedroom with shower and toilet 2 large bedrooms Guest bathroom with bathtub & separate guest toilet Set on approximately 630 sqm of land, including 160 sqm of covered living space, 100 sqm of open veranda, and a landscaped garden. Private swimming pool (8x4m) for your enjoyment Parking space for 3 cars (uncovered) Fully furnished and move-in ready! 5KW solar panels covering the home's full energy needs Central...



### Property Info

Covered Area	<b>160</b>
Covered Veranda	<b>100</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>630</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA35097</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

**Location:** Erimi  
Coordinates: **34.684649582638 / 32.922073144645**

Region: **Limassol**

## Price: €750 000 + VAT

VAT for this property is **€44,063** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 688.00/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

€799 000 on Sep 19, 2024  
 €750 000 on Nov 7, 2024





