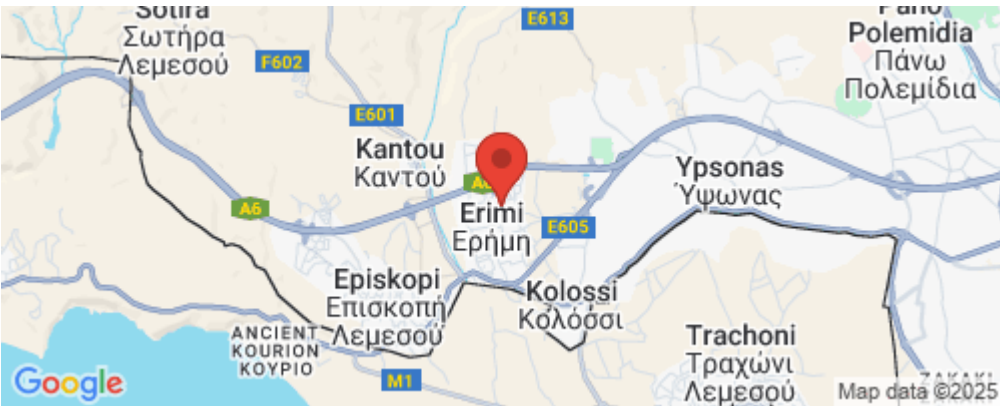


3 Bedroom House for Sale in Erimi, Limassol District

Reference ID: #SA35097Price details: €750,000Discover 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 toilet2 large bedroomsGuest bathroom with bathtub & separate guest toiletSet 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 enjoymentParking space for 3 cars (uncovered)Fully furnished and move-in ready!5KW solar panels covering the home's full energy needsCentral...



Property Info

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

Plot / Area Info

Plot area	630
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	SA35097
Property type	House
Condition	Pre-Owned
Bathrooms	2

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	Excluded	Title transfer fee	~€26 600.00	Common expenses	None
		Price per SQM	€4 688.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
Phone: +35777000111			

Price change history

€799 000 on Sep 19, 2024

€750 000 on Nov 7, 2024



