

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

This charming 2-bedroom property, located in the desirable area of Erimi, Cyprus, is now available for resale. Offering excellent rental income potential, this home features two ensuite bathrooms, a guest toilet, and access to a common swimming pool. Ideal for investors or those seeking a cozy residence with the benefits of rental income.

### Key Features

- 2 spacious bedrooms, each with its own ensuite bathroom
- 2 ensuite bathrooms, plus an additional guest toilet
- Open-plan living and dining areas
- Fully equipped kitchen with contemporary appliances and ample storage
- Access to a well-maintained common swimming pool

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### Property Info

Covered Area	<b>116</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>53301</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>2</b>

### Amenities

- Air Conditioning

### 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 759.00/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 Dec 8, 2024

