

## 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		Plot / Area Info		Additional info	
				Reference Number	53301
Covered Area	116			Property type	House
Furnishing	<b>Furnished</b>	Pool	Private, Yes	Condition	<b>Pre-Owned</b>
Air Conditioning	Yes			Construction Year	2023
				Bathrooms	2

**Amenities** Location

• Air Conditioning 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 Excluded

Title transfer fee ~€9 400.00

Price per SQM €2 759.00/m²

Common expenses None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	307/L	name	SERVICES LTD

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## **Price change history**

€320 000 on Dec 8, 2024



