

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

Stunning 3-bedroom bungalow in Erimi, Limassol. Just 7 minutes from Agios Ermogenis beach.

Set on a 630 sq.m. plot, the property offers 160 sq.m. of covered living space, a landscaped garden, and a private swimming pool (8x4m).

Features include a spacious ensuite master bedroom, a guest bathroom, central gas heating, a small gym, 5KW solar panels for energy efficiency, and parking for 3 cars.

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>160</b>       |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>630</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>55916</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Air Conditioning

### Location

**Location:** Erimi 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> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 688.00/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

€750 000 on Jan 16, 2025





