

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

Reference ID: #SA35872 Price details: €1,600,000 Villa for sale located in erimi village, at a private and quiet area, 15 minutes drive into Limassol Center, Close drive to kourion Beach - petrol stations - car wash - supermarket - minimarket plus many more. The immediate vicinity is characterized by residential development with houses of average standard and building sites. 4 bedroom house + studio (maid's room which is separate) Internal areas: 343m2 Covered veranda: 28m2 Verandas/garden: 318m2 Parking areas: 36m2 Land: 796m2



### Property Info

Covered Area  
Total Number of Floors

**371**  
**2**

### Plot / Area Info

Plot area **796**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**SA35872**  
**House**  
**Pre-Owned**  
**2018**  
**3**

### Amenities

### Location

**Location:** Erimi  
**Coordinates:** **34.693726912174 / 32.91889639213**

Region: **Limassol**

## Price: €1 600 000 + VAT

VAT for this property is **€213,434** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 313.00/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>
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## Price change history

€1 600 000 on Jan 25, 2025









