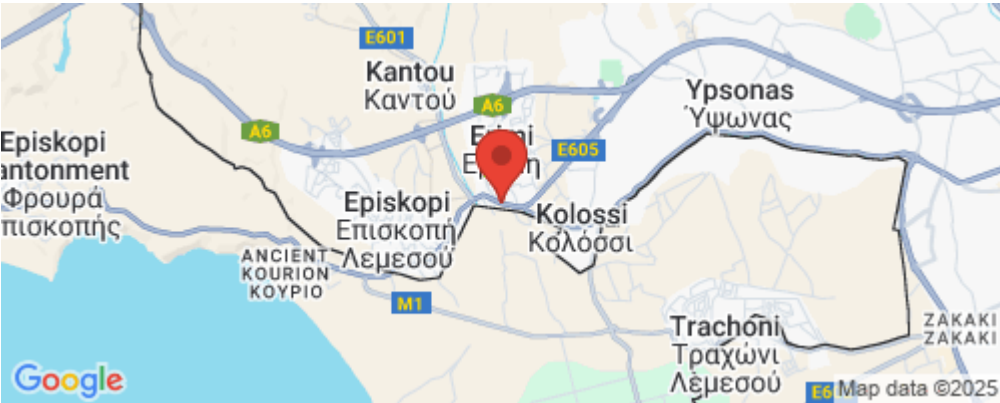


2 Bedroom Apartment for Sale in Erimi, Limassol District

Discover your future home in this stylish apartment currently under construction, located in the vibrant area of Erimi. With an internal space of 76.25 m2, this property promises modern living with comfort and convenience. Featuring two spacious bedrooms and two well-appointed bathrooms, this apartment is ideal for families or individuals looking for a serene living environment.



Situated on the first floor of a two-story building with an elevator, this unit offers easy accessibility. Erimi is known for its charming community and relaxed atmosphere, providing residents with a peaceful lifestyle. The area boasts a range of amenities, including shops, restaurants, and recreational fac...

Property Info		Plot / Area Info		Additional info	
Covered Area	76	Parking	Covered, Yes	Reference Number	1645
Air Conditioning	All rooms, Yes			Property type	Apartment
Amenities				Condition	Brand New
		Bathrooms		2	
		Location			
• Balcony		Location: Erimi		Region: Limassol	
		Coordinates: 34.674164 / 32.920246			

**Price: €230 000 + VAT**

VAT for this property is **€11,500** or **€43,700**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 026.00/m<sup>2</sup></b>		

**Representative: PropertyFate**

Registration number	<b>1177</b>	Email	<b>info@propertyfate.com</b>
License number	<b>584/E</b>	Legal name	<b>N/A</b>
Phone: +35799874080			

**Price change history**

€230 000 on Mar 22, 2025







Location: Erimi, Limassol **PROPERTYFATE** YOUR REAL ESTATE EXPERT Delivery: April 2026  
Block 1002

Unit	Type	Floor	Bdrm	Bath	Cov. Area	Cov. Ver	Uncov. Ver	Total m2	Availability
B2-101	Apartment	1	2	2	79.85m2	18.02 m2		97.87 m2	€238,000
B2-102	Apartment	1	2	2	76.25m2	11.26 m2		87.51 m2	€219,000
B2-103	Apartment	1	2	2	86.33m2	12.03 m2		98.36 m2	€247,000
B2-201	Apartment	2	2	2	79.85 m2	15.92 m2	37.3 m2	133.07 m2	€264,000
B2-202	Apartment	2	2	2	76.25 m2	11.26 m2		87.51 m2	€230,000
B2-203	Apartment	2	2	2	86.33 m2	12.03 m2		98.36 m2	€259,000

ID	Type	Floor	Bdrm	Bath	Cov. Area	Cov. Ver	Uncov. Ver	Total m2	Availability
B3-101	Apartment	1	2	2	85.47m2	19.54 m2		105.01 m2	€254,000
B3-102	Apartment	1	1	1	48.7 m2	6.64 m2		55.34 m2	<b>RESERVED</b>
B3-103	Apartment	1	2	2	85.62m2	17.18 m2		102.8 m2	€252,000
B3-201	Apartment	2	2	2	85.47 m2	17.76 m2	31.42 m2	134.65 m2	€279,000
B3-202	Apartment	2	1	1	48.7 m2	6.64 m2		55.34 m2	<b>RESERVED</b>
B3-203	Apartment	2	2	2	85.62 m2	14.88 m2	30.61 m2	131.11 m2	€275,000

Note: The areas indicated above are approximate and not legal binding. Prices are subject to VAT.

## Specifications

### 1 Technical Specifications

The constructor will purchase all materials and construct the apartment to the following specifications. Detailed choices concerning style and colour of materials where appropriate will be made in consultation with the purchaser and the supervising architect.

### 2 Structure & Walling

- Reinforced concrete slabs and columns. Anti-seismic design according to the latest government regulations.
- External Walls: 30 cm thick clay bricks 3 layers of plaster and grafiato finish.
- Internal Walls: 12.5 cm thick Glasroc gypsum board system made in France, one layer of spatula. 3 layers emulsion paint.

### 3 Insulation

- Slabs in Contact with Earth: Layer of damp proof membrane of Heavy-Duty Nylon.
- Verandas/Joinery to External: One coat of primer Polyurethane Liquid Membrane.
- Slabs/Joinery with Walls: One coat of primer Polyurethane Liquid Membrane.

### 4 Floor Finishes

- Internally:** Floors in all areas internally will be tiled with ceramic tiles of client's choice and laminated floor for the bedrooms. Purchase price for ceramic tiles and laminate €20 per m2.
- Staircase & Entrance:** Marble or granite 2cm thick
- Verandas:** Ceramic tiles purchase price €20 per m2
- Bathrooms & Toilets:** Ceramic floor tiles up to door height purchase price €20 / m2.
- Kitchen:** Ceramic floor tiles at a purchase price of €20 per m2.

### 5 Doors & Windows

- Main Entrance Door: Imported UPVC.
- External Doors & Windows: Double glazed, tinted glass, anodized aluminium
- Internal Doors: Imported at €160 each.
- There will be a purchase price allowance of €700 for sanitary ware and fittings per bathroom with an allowance of €400 per toilet room.

BLOCK 1002

Ground Floor

First Floor

Second Floor

Roof Garden

**Important:** Please note that all measurements are approximate and may vary slightly due to construction tolerances.



BLOCK 1002

Ground Floor

First Floor

Second Floor

Roof Garden

**Important:** Please note that all measurements are approximate and may vary slightly due to construction tolerances.



## Floor Plans

BLOCK 1002

Ground Floor

First Floor

Second Floor

Roof Garden

**Important:** Please note that all measurements are approximate and may vary slightly due to construction tolerances.



BLOCK 1002

Ground Floor

First Floor

Second Floor

Roof Garden

**Important:** Please note that all measurements are approximate and may vary slightly due to construction tolerances.





## Floor Plans

BLOCK 1003

Ground Floor

First Floor

Second Floor

Roof Garden

**Important:** Please note that all measurements are approximate and may vary slightly due to construction tolerances.

