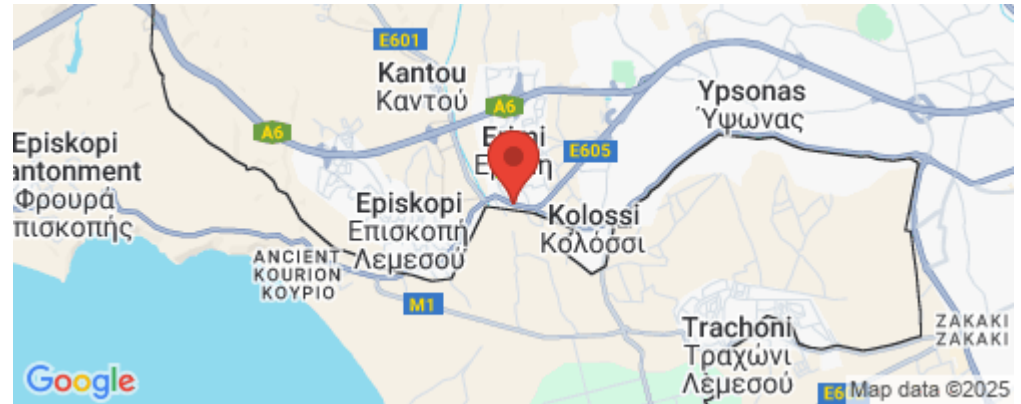


## 2 Bedroom Apartment for Sale in Erimi, Limassol District

Introducing an exciting opportunity to own a stunning penthouse apartment in the heart of Erimi. Currently under construction, this spacious 80 m<sup>2</sup> residence features two well-appointed bedrooms and two modern bathrooms, perfect for families or those seeking extra space.



This property offers the convenience of an elevator, providing easy access to your home. Designed with comfort in mind, the layout maximizes natural light and provides ample living space for relaxation and entertainment.

Erimi is a thriving area known for its friendly community atmosphere and excellent amenities. Enjoy easy access to supermarkets, restaurants, and local shops, all just a short distance away....

### Property Info

Covered Area **80**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **1646**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Erimi Region: **Limassol**  
Coordinates: **34.674164 / 32.920246**

## Price: €264 000 + VAT

VAT for this property is **€13,200** or **€50,160**. 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>€3 300.00/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: <b>+35799874080</b>			

## Price change history

€264 000 on Mar 22, 2025







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

### 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

### Block 1003

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	RESERVED
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	RESERVED
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.





## 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.



## 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.



## 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.

