

### 1646

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		Plot / Area Inf	fo	Additional info		
				Reference Number	1646	
Covered Area Air Conditioning	80 All rooms, Yes	Parking	Covered Vec	Property type	<b>Apartment</b>	
			Covered, Yes	Condition	<b>Brand New</b>	
				Bathrooms	2	

**Amenities** Location

**Location:** Erimi Region: **Limassol** Balcony

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.

\/AT	Evaludad	Title transfer fee	None	Common ovnences	Nana
VAI	Excluded	Price per SQM	€3 300.00/m <sup>2</sup>	Common expenses	None

## **Representative: PropertyFate**

Registration number	1177	Email	info@propertyfate.com
License number	584/E	Legal name	N/A

Phone: **+35799874080** 

# **Price change history**

€264 000 on Mar 22, 2025

















# Location: Erimi, Limassol PROPERTY FATE Delivery: April 2026

Block 1	002			Liubia					
Unit	Туре	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	3	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

	Туре	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.

PROPERT. Price €20 / m2.
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- 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.





Ground Floor

First Floor

Second Floor

Roof Garden

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





**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**



**Ground Floor** 

**First Floor** 

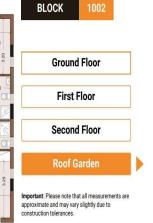
Second Floor

**Roof Garden** 

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



# Floor Plans







## **Floor Plans**



Second Floor Roof Garden

Important: Please note that all measurements are approximate and may vary slightly due to

construction tolerances.



## **Floor Plans**





## **Floor Plans**



**Ground Floor** 

First Floor

Second Floor

Roof Garden

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

