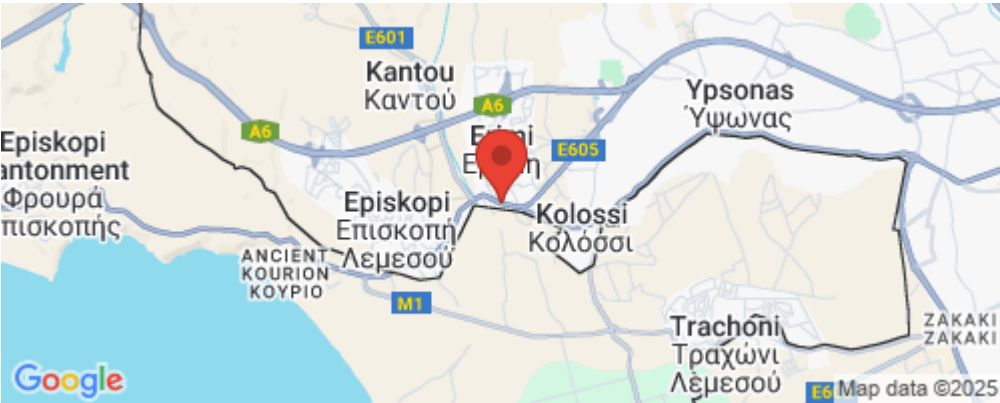


2 Bedroom House for Sale in Erimi, Limassol District

For sale is a key-ready maisonette in the charming area of Erimi. This ground-floor property boasts an internal space of 115.61 m2, featuring two spacious bedrooms and two modern bathrooms, making it ideal for families or investors.



Erimi is known for its peaceful environment and community vibe. Residents can enjoy the convenience of being close to various amenities, including shops, restaurants, and schools. Its proximity to the highway allows for quick access to nearby cities and attractions, making it a great spot for those who value both tranquility and convenience.

This maisonette comes fully furnished, allowing you to move in with ease. You can relax outside at the co...

Property Info		Plot / Area Info		Additional info	
Covered Area	116	Plot area	117	Reference Number	1647
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	2
Amenities		Location			
• Guest WC		Location: Erimi		Region: Limassol	
		Coordinates: 34.674164 / 32.920246			

## Price: €288 000 + VAT

VAT for this property is **€14,400** or **€54,720**. 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>€2 483.00/m²</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

€288 000 on Mar 22, 2025





## Specifications

### 1 Reinforced Concrete Structure

- The skeleton of the building and foundations constructed using reinforced concrete.
- Construction adhere to Cyprus earthquake regulations.

### 2 Walls

- The walls of the house constructed using first-quality bricks, with thicknesses of 20cm or 10cm according to the plans.

### 3 Bathrooms and Toilets

- All floor areas fitted with ceramic floor tiles and skirting.
- Sanitary ware feature a contemporary design in white.
- Bathrooms and en-suites fully tiled to ceiling height.
- All shower cubicles finished with shower doors as standard.

### 4 Internal Doors and Cupboards in the Kitchen and Utility Room

- Flush MDF oak-style doors with chrome-finish contemporary ironmongery.
- Internal finishes in white gloss.
- Bedroom cupboards and doors made of MDF, painted to specification.



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### 5 Internal Walls

- Coated with three coats of rendering.
- Finished with white emulsion paint.
- Ceilings with a plain finish, emulsified white.

### 6 External Walls:

- Coated with two coats of rendering.
- Finished with 'Grafati' finish and stone cladding detail.

Floor Plans

Ground Floor Plan  
First Floor Plan

## Specifications

### 7 Electrical & Mechanical Installation

- Communal TV aerial/satellite provision to apartments and maisonettes.
- Shaver points fitted to the bathroom and en-suite.
- All external doors and windows anodized aluminum type with double glazing.
- Metal balustrades on verandas and main gates.
- All electrical and plumbing installations meet British Standards and local Authority Regulations.
- Internal light fittings installed by the purchaser.
- Downlights low voltage in white for kitchen and en-suite.



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### 9 Window Sills

- Are made of marble.

### 8 External works

- **Communal Garden Areas:** Landscaped as per architect's landscape drawing.
- **Private Gardens:** Finished with topsoil to a depth of 10cm.
- **Swimming Pool:** Constructed to 6 x 12 size with surrounding sun terraces.
- **Car Parks and Driveways:** Entrance to parking areas will be floored using sealed concrete.

## Floor Plans

Ground Floor Plan

First Floor Plan



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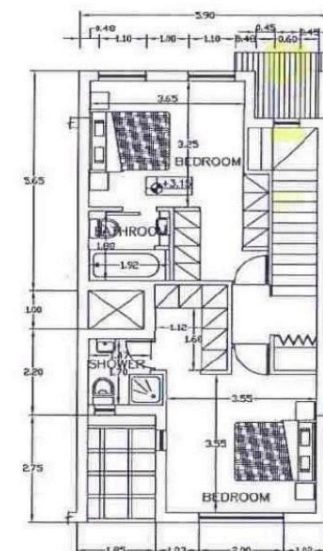
**Important:** Please note that all measurements are approximate and may vary slightly due to construction tolerances.

Ground Floor Plan

First Floor Plan



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