

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

Lovely 3 bedroom detached house under construction in a new open area above the highway in Erimi offering sea countryside views. Energy Efficiency Certificate grade A Photovoltaic panels Provisions for A C units wall mounted heater panels electric roller shutters Thermo insulated double glazed windows doors House 1 Plot size 326m2 House covered areas 177.26m2. Ground floor 83.66m2 open plan kitchen dining sitting room guest w.c 1st floor 93.60m2 3 bedrooms master with en suite bathroom walk in wardrobe family bathroom laundry room garden with 22m2 covered veranda space for swimming pool optional off street parking area. Price 450000 plus VAT 5 vat applicable for first time buyers on the w...

### Property Info

Covered Area	<b>177</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area **326**

### Additional info

Reference Number	<b>VL47378</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

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

## Price: €460 000 + VAT

VAT for this property is **€32,824** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 599.00/m²</b>		

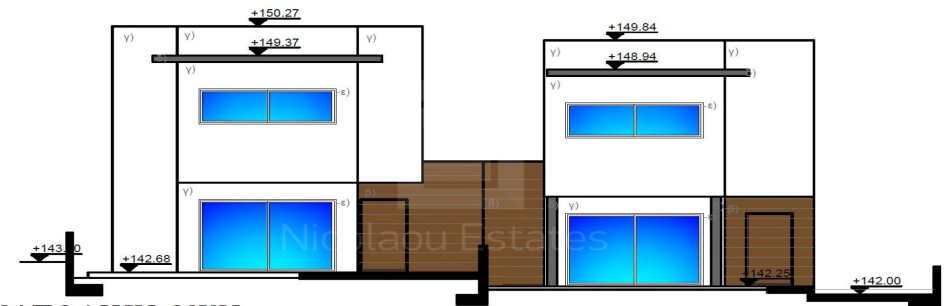
## Representative: Nicolaou Estates

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License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
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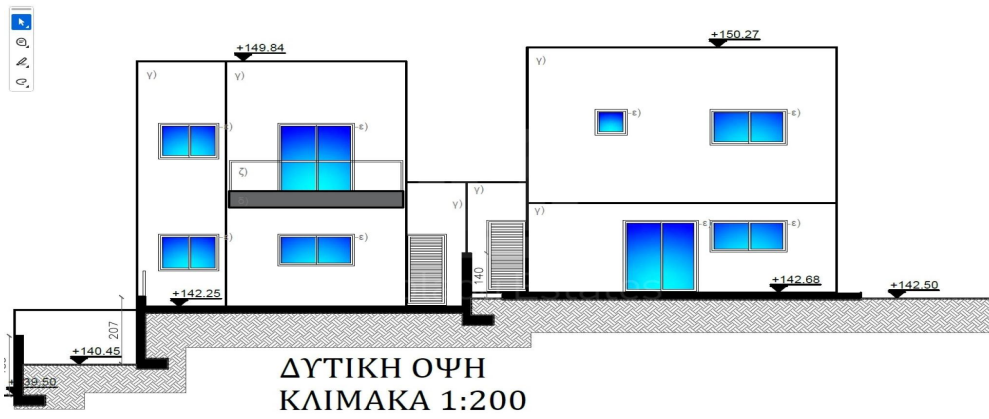
## Price change history

€450 000 on May 8, 2025

€460 000 on Jun 3, 2025



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ΔΥΤΙΚΗ ΟΨΗ  
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