

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

Reference ID: #SA35097Price details: €650,000Discover this charming and spacious 3-bedroom bungalow located in the peaceful Erimi area, just a 7-minute drive from the scenic Agios Ermogenis beach. Ideal for those seeking a serene lifestyle with modern comforts!Key Features:1 ensuite bedroom with shower and toilet2 large bedroomsGuest bathroom with bathtub & separate guest toiletSet on approximately 630 sqm of land, including 160 sqm of covered living space, 100 sqm of open veranda, and a landscaped garden.Private swimming pool (8x4m) for your enjoymentParking space for 3 cars (uncovered)Fully furnished and move-in ready!5KW solar panels covering the home's full energy needsCentral...



Property Info	Plot / Area Info		
Covered Area Total Number of Floors	160 1	Plot area	630

Additional into	
Reference Number	SA35097
Property type	House
Condition	Pre-Owned
Bathrooms	2

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Amenities Location

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

Coordinates: 34.684649582638 / 32.922073144645



Price: €650 000 + VAT

VAT for this property is €38,188 or €123,500. 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	Excluded	Title transfer fee	~ <b>€22 600.00</b>	Common overses	Nama
		Price per SOM	€4 063.00/m²	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

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## **Price change history**

€650 000 on Jun 17, 2025











