

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

For sale is a spacious detached house located in Erimi, offering a comfortable and modern living environment. This resale property boasts an internal space of 385 m<sup>2</sup> and sits on a large plot, providing plenty of room for outdoor activities and relaxation. Built in 2018, the house features four generously-sized bedrooms and one well-appointed bathroom, making it ideal for families seeking both privacy and comfort.



The home benefits from a central AC system, ensuring a pleasant temperature throughout the year. The private swimming pool is perfect for unwinding during warm days or entertaining guests in your backyard oasis. The property is designed with energy efficiency in mind, hol...

### Property Info

Covered Area **385**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **796**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **26858**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

- Guest WC

### Location

**Location:** Erimi  
 Coordinates: **34.689871112813 / 32.921132510729**

Region: **Limassol**

## Price: €1 350 000 + VAT

VAT for this property is **€182,864** or **€256,500**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€50 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 506.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 350 000 on Jun 26, 2025



