

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

Reference ID: #SA28870 Price details: €1,999,000 Luxury villa for sale located in erimi village, at a private and quiet area, 7 minutes drive into Limassol Center, Close drive to kourion Beach - petrol stations - car wash - Mechanicsrestaurants and traditional taverns - supermarket - minimarket - Florist & gym plus many more. House Features Bedrooms & level 2: • 4 Large double bedrooms • Master bedroom includes an en suite bathroom and panoramic view of the garden and pool • Plenty of wardrobe space in all 4 rooms • Small open plan study/library Bathrooms: • One En suit bathroom which connects to master bedroom, includes bath tub & shower • One Upstairs ... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>787</b>				
Covered Veranda	<b>N/A</b>				
Uncovered Veranda	<b>N/A</b>	Plot area	<b>2495</b>	Reference Number	<b>SA28870</b>
Total Number of Floors	<b>3</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Energy Efficiency	<b>N/A</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	
• Storage room	<b>Location:</b> Erimi	Region: <b>Limassol</b>

Coordinates: **34.680882177171 / 32.920936840468**

## Price: €1 999 000 + VAT

VAT for this property is **€326,469** or **€379,810**. 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 Price per SQM	<b>~€76 560.00</b> <b>€2 540.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 999 000 on Oct 19, 2023





