


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

Nestled in a peaceful and sought-after location in the Erimi Community of Limassol District, this beautiful two-storey house offers the perfect blend of tranquility and convenience. Surrounded by lush greenery, the property is just minutes away from essential amenities including supermarkets, schools, restaurants, and more. With easy access to the motorway, the city of Limassol, and neighboring communities, it's the ideal location for both relaxation and practicality. 

Property Features:

Year of Construction: 2008

Internal Area: 149 sqm (as per Title Deed)

Uncovered Verandas: 31 sqm

Plot size: 180 sqm

Separate Title Deed Available

Ground F...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>149</b>	Plot area	<b>180</b>	Reference Number	<b>32101</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>			Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

#### Amenities

- Guest WC

#### Location

**Location:** Erimi  
**Coordinates:** **34.680595881391 / 32.919491014152**

Region: **Limassol**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 148.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€320 000 on Dec 4, 2025









