

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

Nestled in the tranquil residential area of Erimi, this elegant two-storey villa perfectly combines privacy, comfort, and convenience. Just minutes from the highway, it offers easy access to Limassol while maintaining the peaceful ambiance of a quiet neighborhood surrounded by greenery. The villa's ground floor features a refined living area with dedicated spaces for dining, lounging, and work. A spacious kitchen serves as the heart of the home, ideal for both everyday living and entertaining. Additionally, a separate studio on this level provides versatile space, perfect for guests, a live-in housekeeper, or a home office.

Upstairs, four generously sized bedrooms offer comfort an...

### Property Info

Covered Area	<b>385</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>796</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>242476</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Erimi 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: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€1 350 000 on Feb 13, 2026



