


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

This modern three-bedroom villa is part of an exclusive collection of homes in Erimi, offering a perfect blend of contemporary design, comfort, and relaxed Mediterranean living. Located just minutes from the beach, the villa enjoys a peaceful setting with easy access to Limassol and its amenities. 

The property features a bright open-plan layout with high ceilings and large windows, allowing for abundant natural light. The living and dining areas create a stylish and comfortable space, ideal for both everyday living and entertaining.

**Key Features:**

- Three spacious bedrooms
- Open-plan living and dining area
- Modern kitchen with quality finishes

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>178</b>	Plot area	<b>261</b>	Reference Number	<b>12432</b>
Covered Veranda	<b>25</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>House</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>3</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Parking	<b>Location:</b> Erimi	Region: <b>Limassol</b>
	Coordinates: <b>34.68396084 / 32.92377234</b>	

## Price: €495 000 + VAT

VAT for this property is **€35,651** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 781.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€495 000 on Mar 24, 2026



