

**MODERN 4-BEDROOM LUXURY HOUSE  
WITH SWIMMING POOL ON A LARGE PLOT  
IN ERIMI**

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€ 1 350 000

|                          |                    |                              |                    |
|--------------------------|--------------------|------------------------------|--------------------|
| <b>Property Code:</b>    | 7092               | <b>Type:</b>                 | Sale - House/Villa |
| <b>Location:</b>         | Limassol - ERIMI   | <b>Internal Area:</b>        | 385 m <sup>2</sup> |
| <b>Plot Area:</b>        | 796 m <sup>2</sup> | <b>Bedrooms:</b>             | 4                  |
| <b>Bathrooms:</b>        | 3                  | <b>Renovation:</b>           | Modern             |
| <b>Number of floors:</b> | 2                  | <b>Year of construction:</b> | 2018               |

**Property features:**

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|                |                |                 |                            |
|----------------|----------------|-----------------|----------------------------|
| Air Condition  | Telephone Line | Private Pool    | Solar panels for hot water |
| Double Glazing | Garden         | Washing machine | Microwave                  |
| Cooker         | Parking        | Refrigerator    | Balcony                    |
| Furniture      |                |                 |                            |

**Description:**

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4 bedroom house + separate maid's studio

Situated in a private and peaceful neighborhood in Erimi, Limassol, this elegant property offers easy access to the highway while providing a serene living environment. The home boasts a private swimming pool, a beautifully landscaped garden filled with lush greenery and vibrant flowers, and a spacious BBQ area—ideal for entertaining.

**Internal Area:** 385 m<sup>2</sup>

**Verandas/Garden:** 318 m<sup>2</sup>

**Parking Area:** 36 m<sup>2</sup>

**Plot Size:** 796 m<sup>2</sup>

**Completion Date:** May 2018

**Floors:** 2

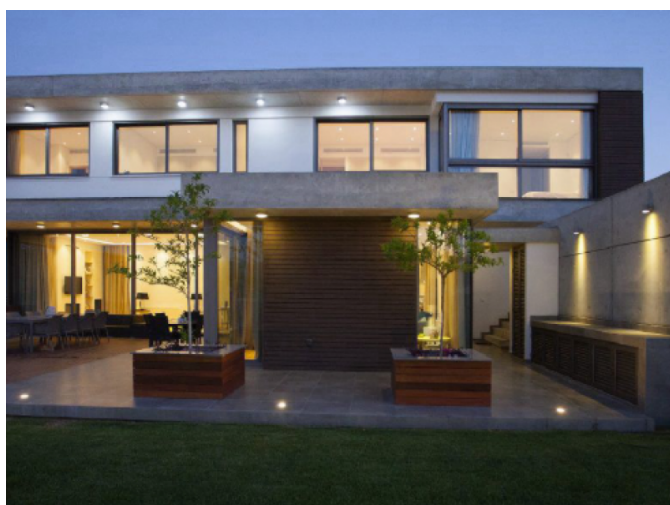
The first floor features four well-sized bedrooms—two with en-suite bathrooms—while the other two share a large, modern bathroom. The ground floor includes a separate family room, a formal living room, a dining area, an office space, and a generously sized kitchen.

Additionally, the property benefits from a separate studio on the ground floor, perfect for use as a guest room, maid's quarters, or a private office.

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