

RESIDENTIAL

ERIMI
GARDENS **IV**



Contemporary Living in a Serene Mediterranean Setting

Welcome to Erimi Gardens IV - an exclusive collection of seven modern villas designed to offer a blend of luxury, comfort, and tranquility. Located in the peaceful suburb of Erimi, Cyprus, these elegant three and four-bedroom detached and semi-detached villas are perfect for families or individuals seeking a stylish home in a prime location.

Each villa features spacious living areas, private gardens, and optional swimming pools, all within a beautifully landscaped environment. These residences provide easy access to nearby beaches, historical landmarks, and Limassol's vibrant city center, ensuring a harmonious lifestyle between urban convenience and natural beauty.

7

Spacious
Villas

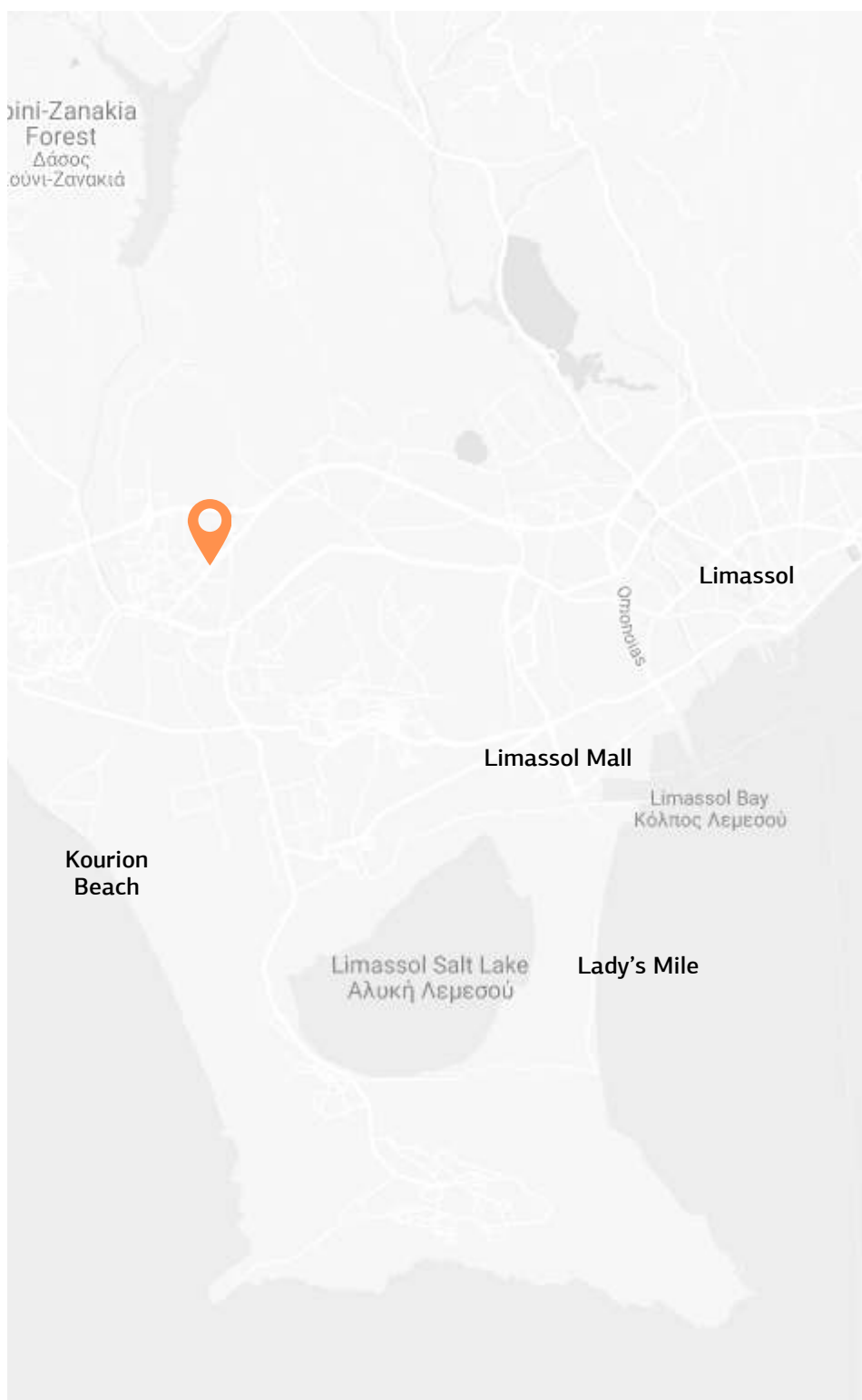
4

Semi-Detached
Villas

3

Fully-Detached
Villas





A home at the Crossroads of City and Nature

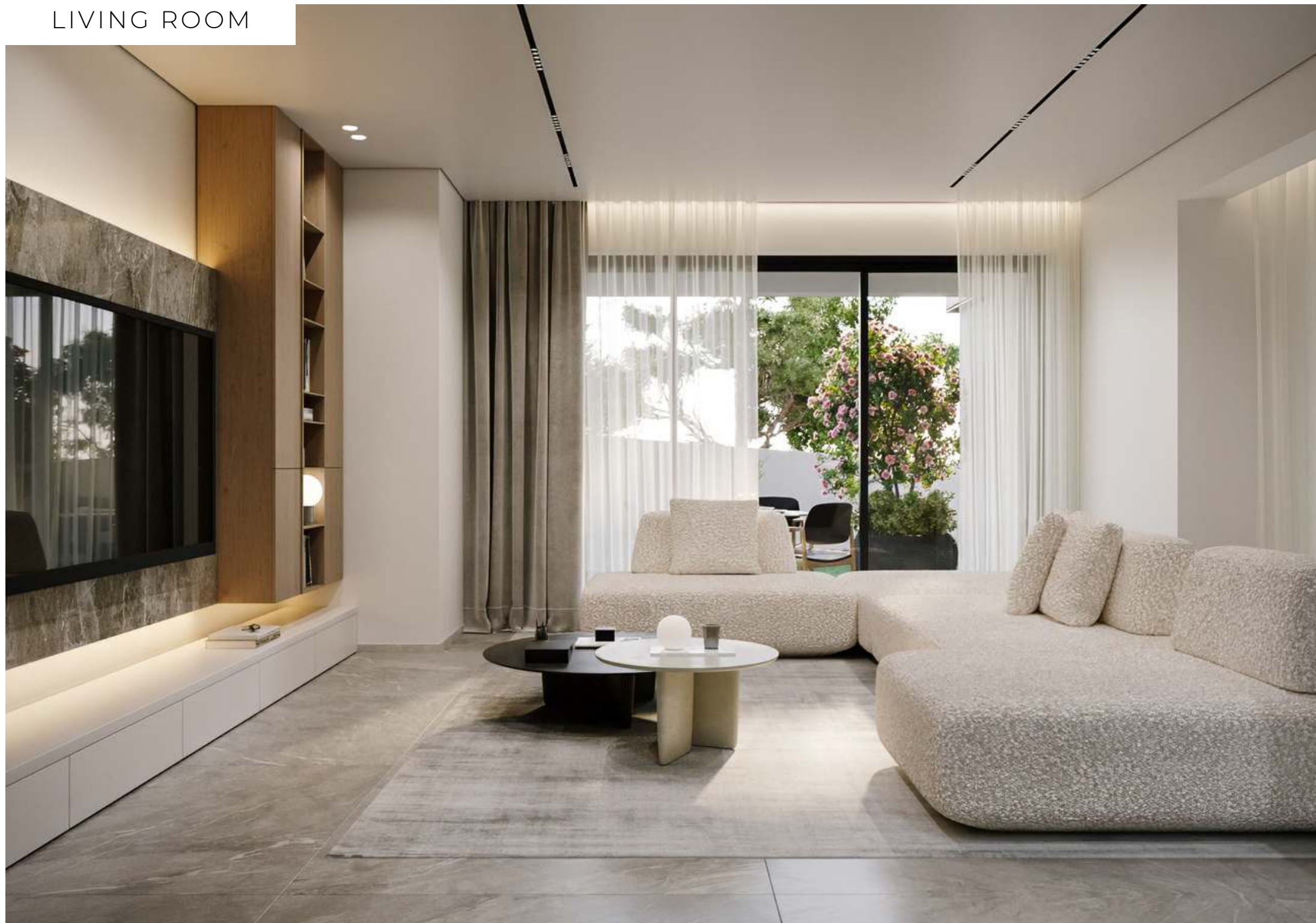
Nestled in the serene suburb of Erimi, Erimi Gardens IV Villas offer the perfect balance between peaceful countryside living and easy access to urban conveniences. Just minutes from Limassol's bustling city center, and surrounded by unspoiled natural beaches, historic landmarks, and modern amenities, this location caters to those seeking a harmonious lifestyle.

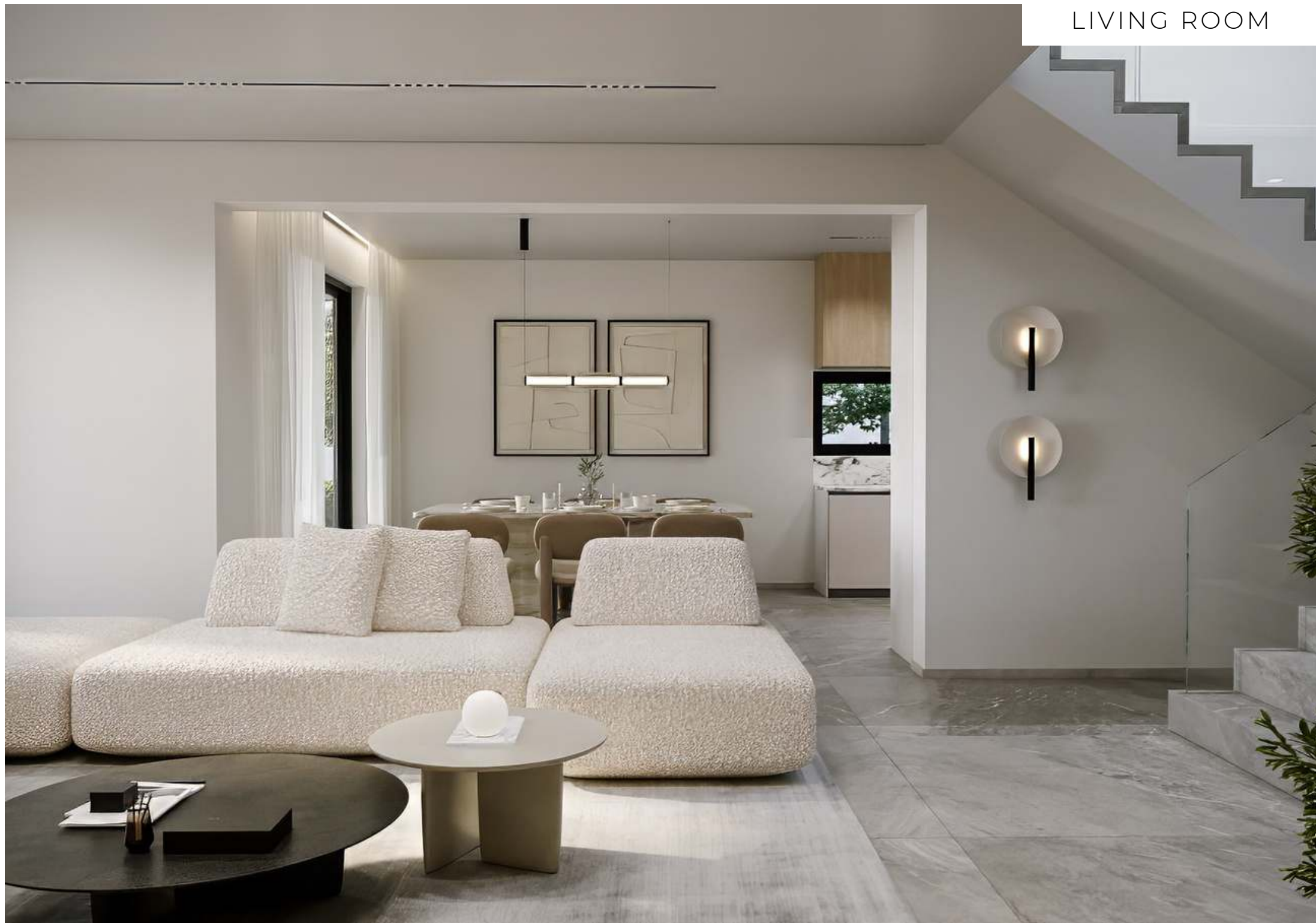
Whether you're looking for relaxation, adventure, or vibrant city experiences, Erimi offers it all within easy reach.

5'	Cafe & Restaurants	5'	Banking Services	5'	Local Supermarkets
10'	Kourion Beach	10'	Ancient City of Kourion	10'	Kolossi Castle
15'	Limassol Mall	15'	Limassol Casino	15'	Limassol Greens Golf

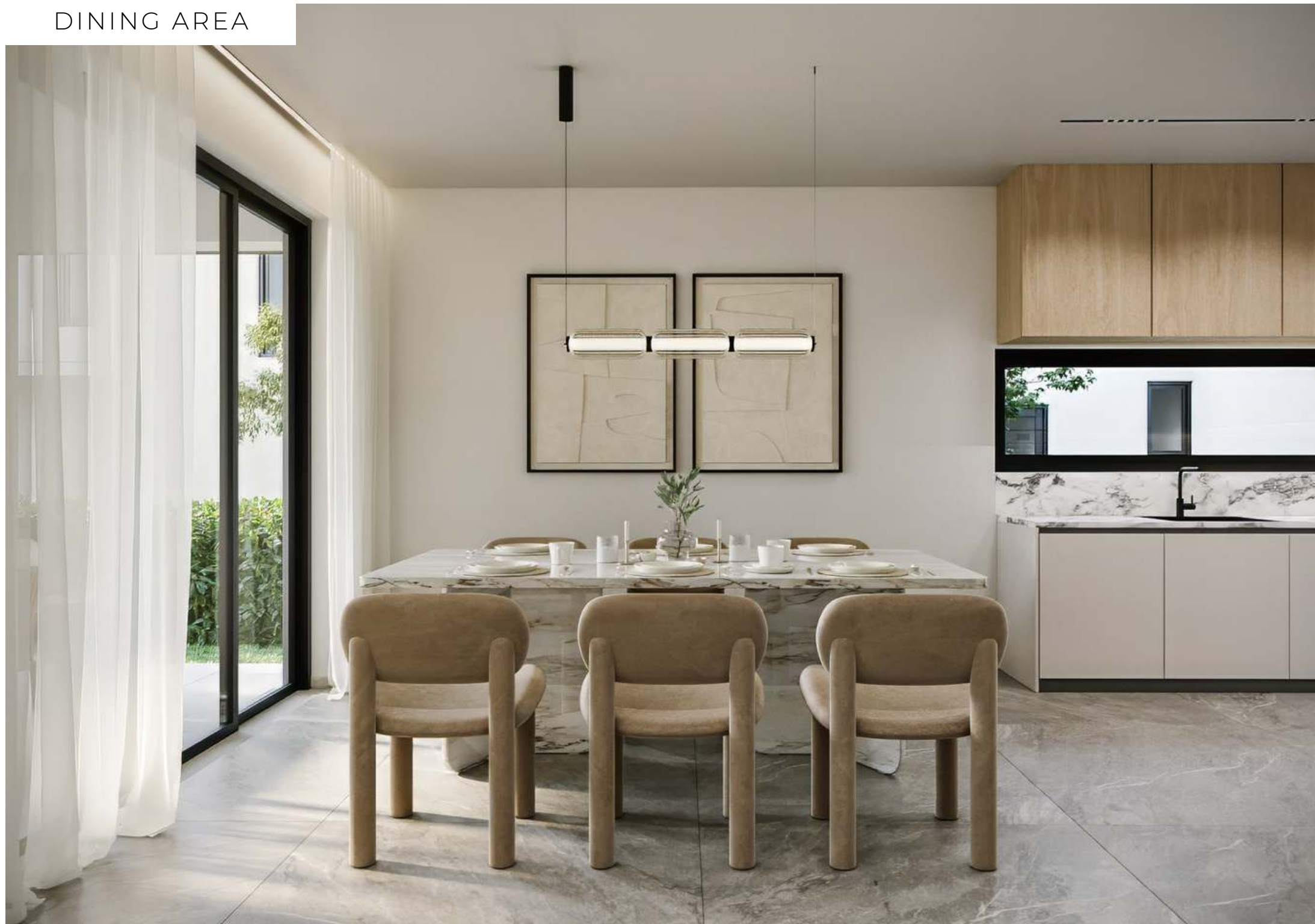


LIVING ROOM





DINING AREA



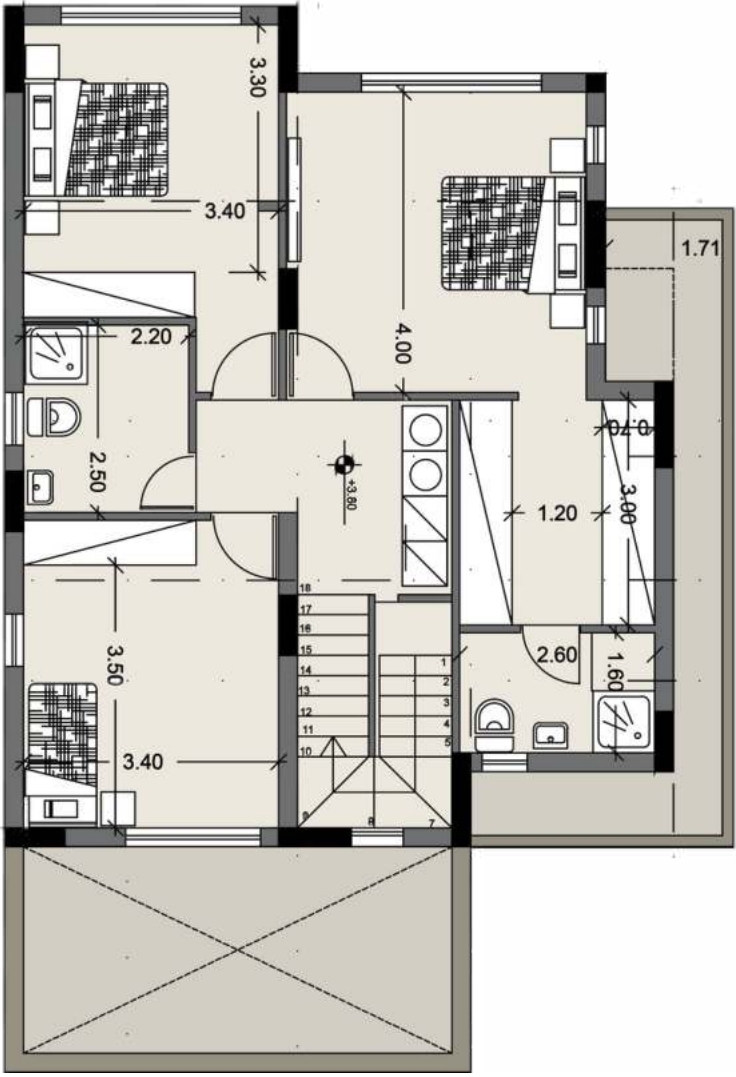
KITCHEN



SITE PLAN



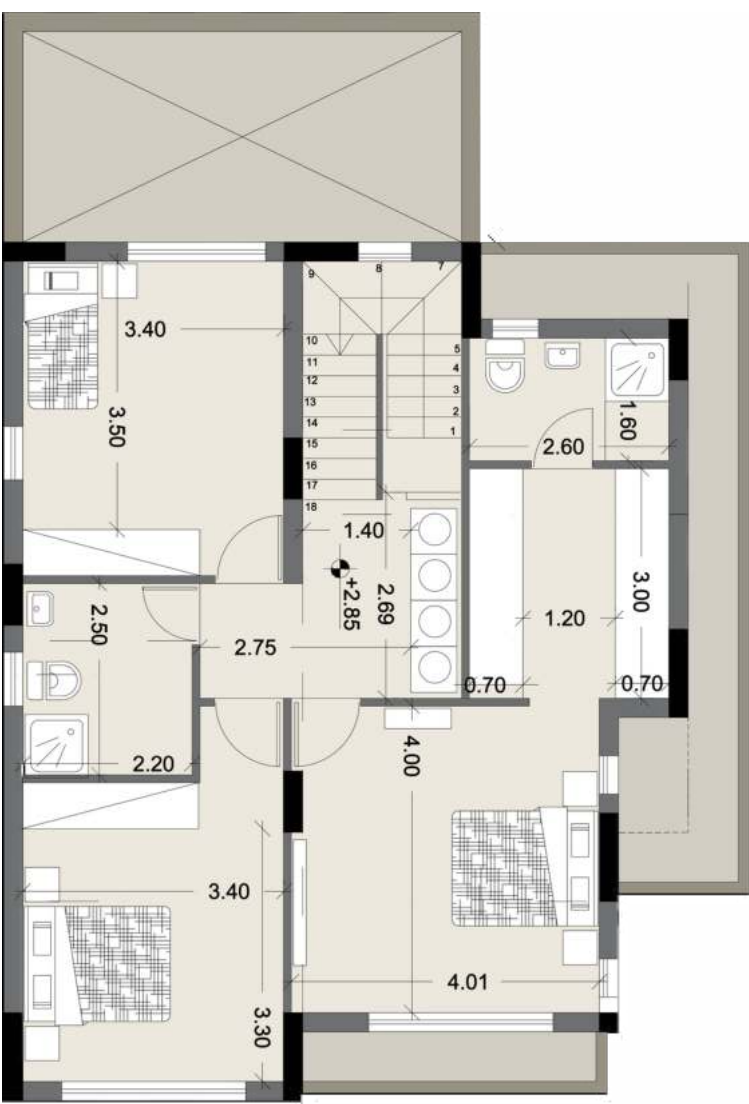
FLOOR PLAN VILLA A1



THREE BEDROOM VILLA | DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
A1	2	3	2	153 m2	25.3 m2	-	178.4 m2	260 m2

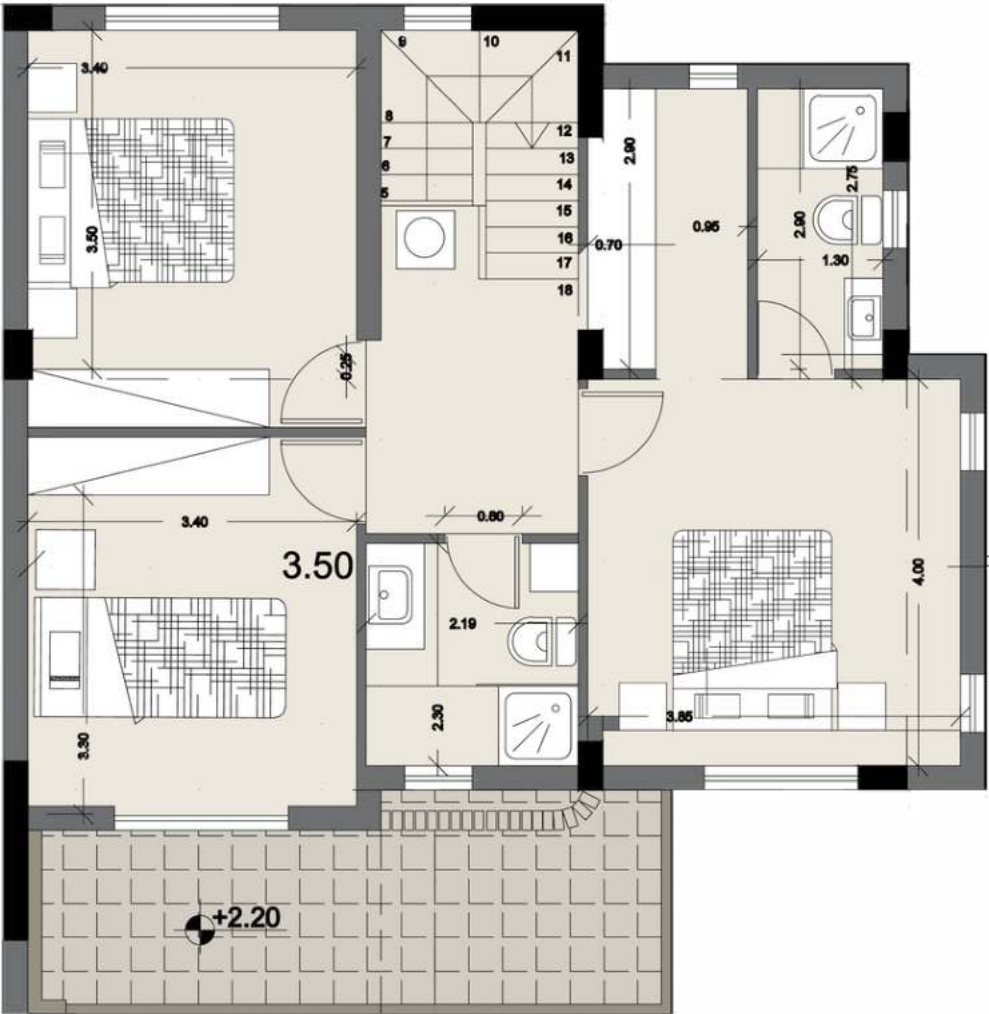
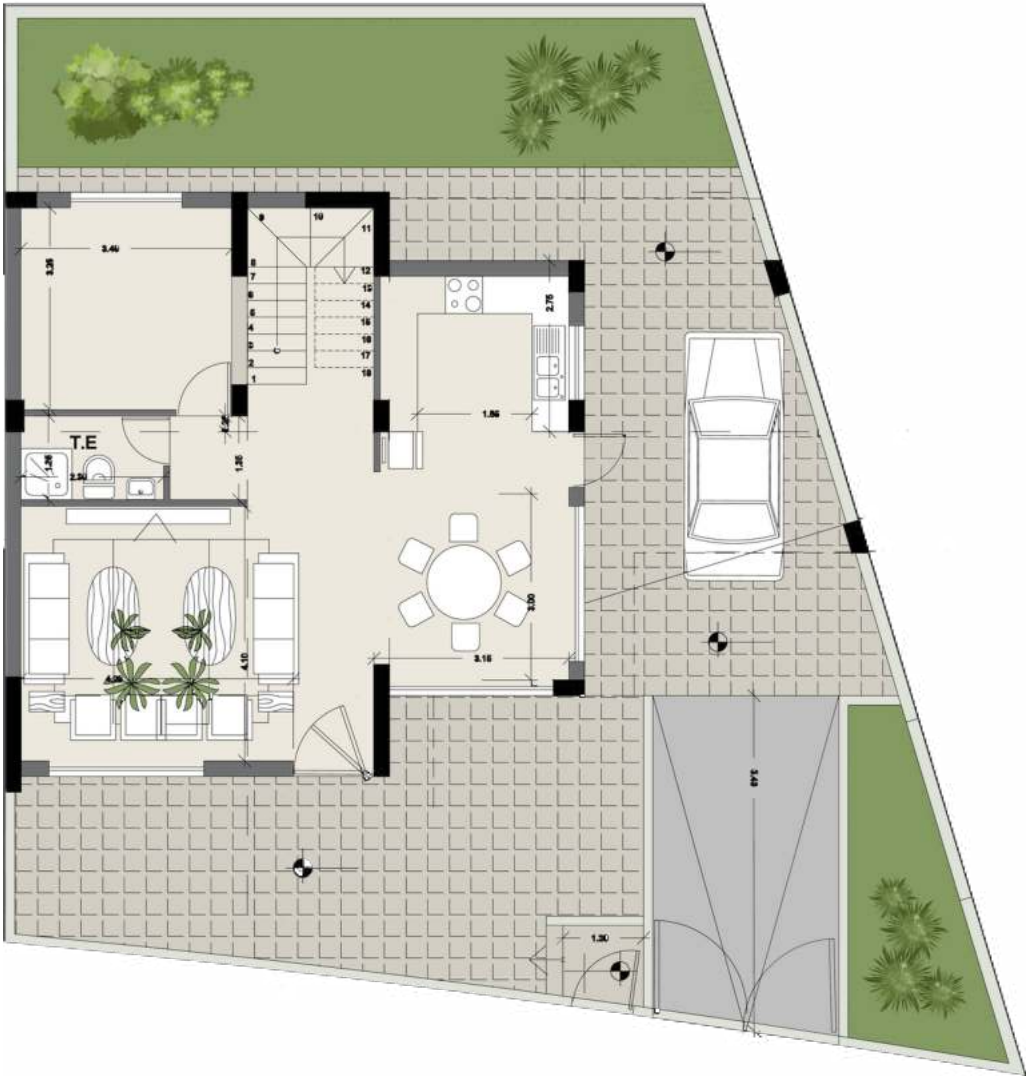
FLOOR PLAN VILLA A2



THREE BEDROOM VILLA | DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
A2	2	3	2	153 m2	25.3m2	-	178.4 m2	261 m2

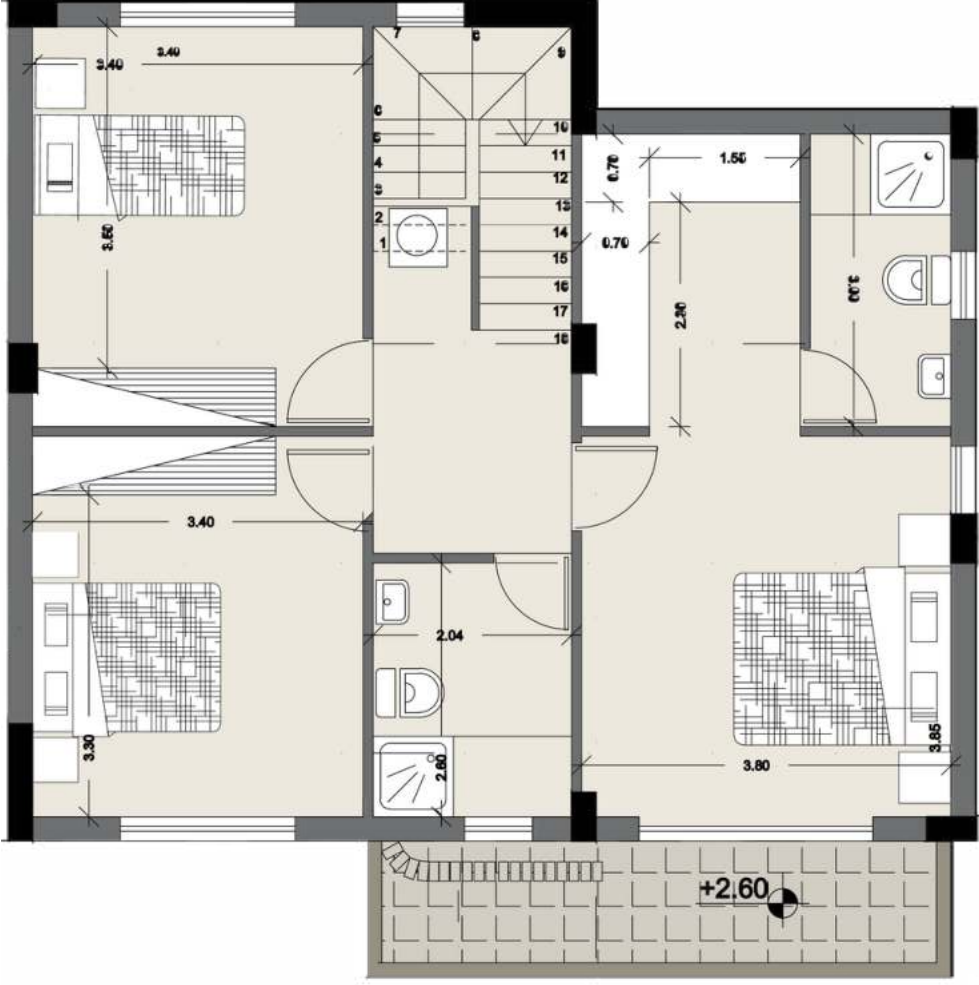
FLOOR PLAN VILLA B1



FOUR BEDROOM VILLA | SEMI DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
B1	2	4	3	154.7 m2	23 m2	33.5 m2	211.10 m2	220.68 m2

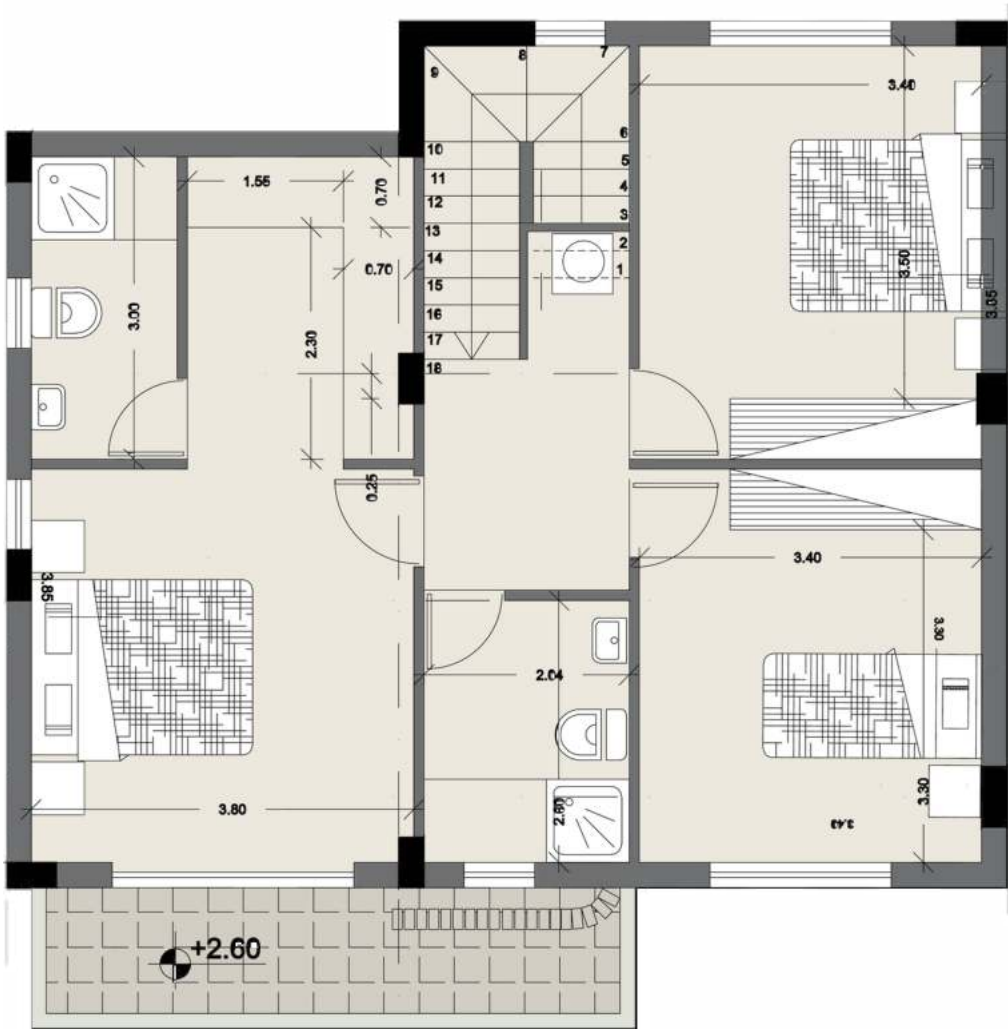
FLOOR PLAN VILLA B2



FOUR BEDROOM VILLA | SEMI DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
B2	2	4	3	151.4 m2	27.6 m2	24.1 m2	201.10 m2	188.96 m2

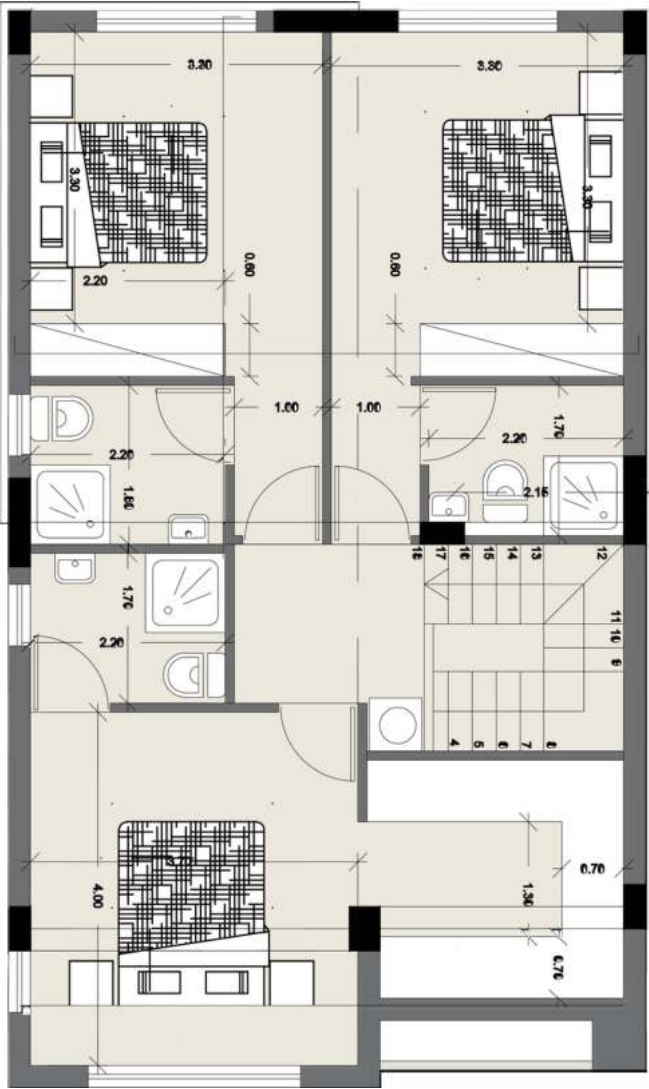
FLOOR PLAN VILLA B3



FOUR BEDROOM VILLA | SEMI DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
B3	2	4	3	151.4 m2	27.6 m2	51.9 m2	231.2 m2	217 m2

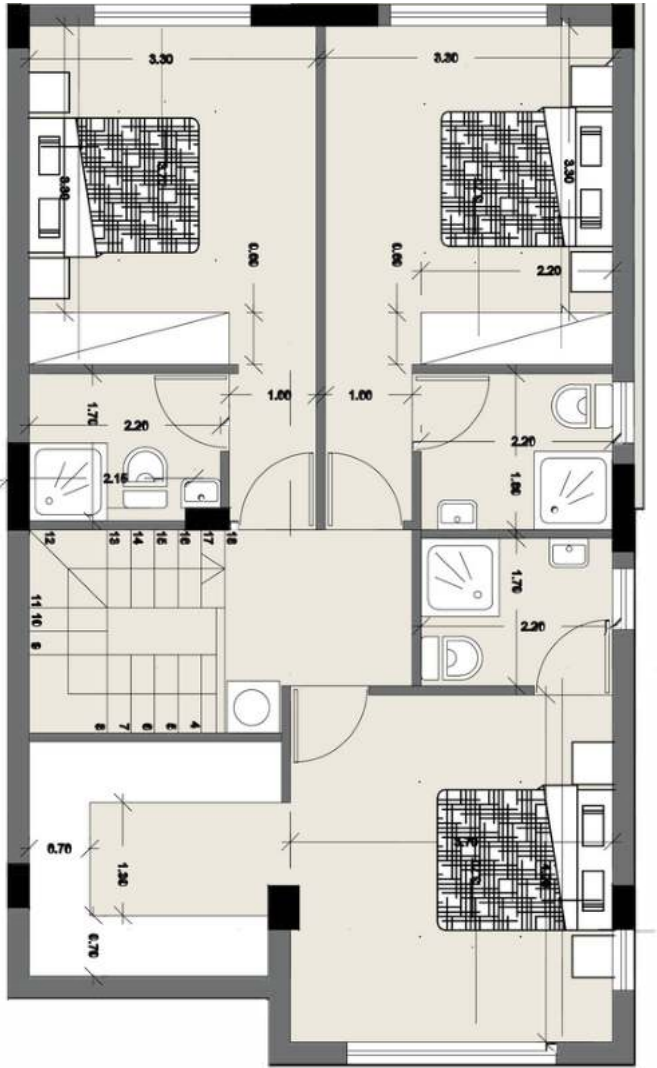
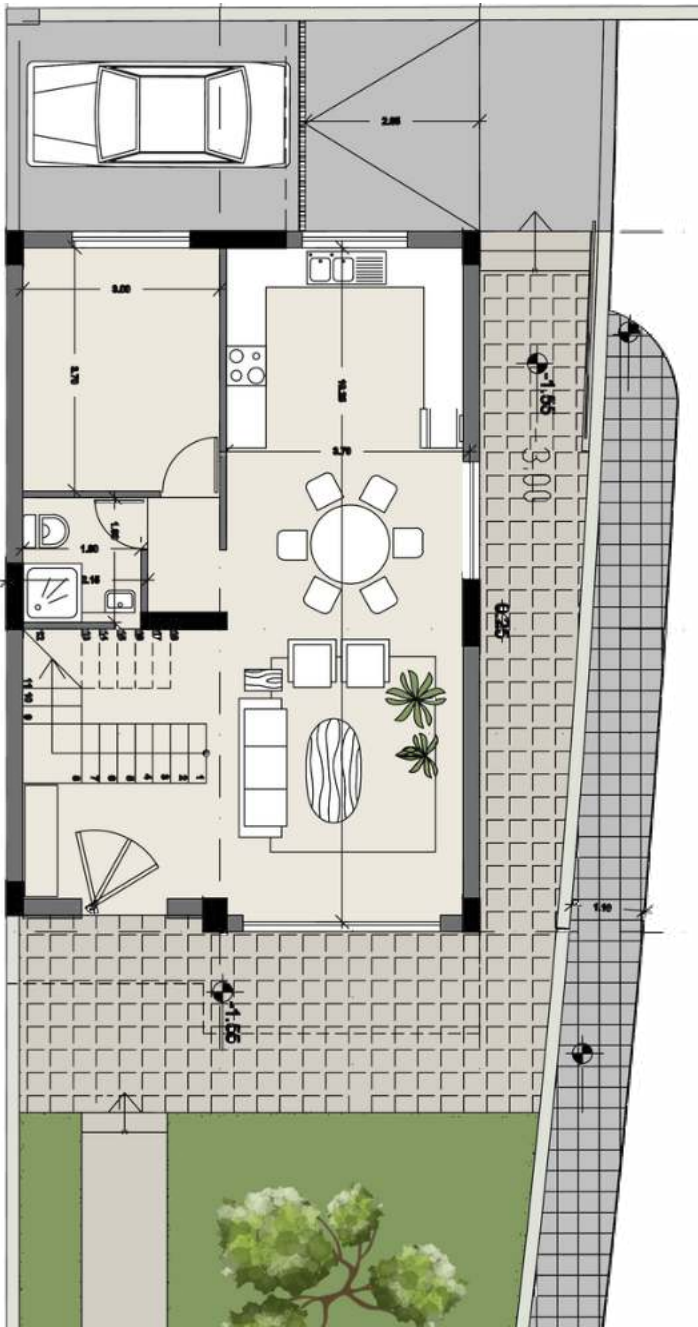
FLOOR PLAN VILLA C1



FOUR BEDROOM VILLA | SEMI DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
C1	2	4	4	156.2 m2	11.3 m2	27.8 m2	195.4 m2	233.10 m2

FLOOR PLAN VILLA C2



FOUR BEDROOM VILLA | SEMI DETACHED

Unit	Floors	Bedrooms	Bathrooms	Covered Area m2	Covered Veranda m2	Uncov. Veranda m2	Total Area m2	Land m2
C2	2	4	4	156.3 m2	9.6 m2	30.6 m2	196.5 m2	234.54 m2

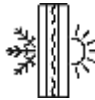
TECHNICAL SPECIFICATIONS

Foundation & Structure



- Reinforced concrete slabs and columns, incorporating anti-seismic design
- **External Walls:** 30 cm thick clay brick walls with three layers of plaster and graffiato finish
- **Internal Walls:** 12.5 cm Glasroc gypsum board system made in France, 1 layer of spatula, 3 layers of emulsion paint.

Insulation & Soundproofing



- **Slabs in Contact with Earth:** Layer of damp-proof membrane.
- **Verandas & Wall Joints:** Coated with polyurethane liquid membranes
- Class A energy efficiency

Flooring



- **Internal Areas:** Ceramic tiles (€20/m²)
- **Bedrooms:** Laminate flooring (€20/m²)
- **Staircases & Entrances:** Marble or granite tiles, 2 cm thick
- **Bathrooms & Kitchen:** Ceramic tiles (€20/m²)

Carpentry



- Custom built carpentry with soft-close mechanisms.
- Choice of colours for cupboards and kitchens.
- Premium granite countertops.

Mechanical, Electrical & Plumbing



- Electrical installations comply with local regulations
- Bedrooms & Living Areas: Multiple power sockets along with telephone, internet, and TV points
- Solar panels and a pressurized water system
- Hot and cold water tanks, including an immersion heater
- Provision for PV system

Doors & Windows



- Main Entrance Door: UPVC
- External Doors & Windows: Double-glazed
- Internal Doors: Imported (€160 each)

Heating & Cooling



- Provisions for wall-mounted air conditioning units in all rooms (except bathrooms)
- Provision for underfloor heating in all rooms

Bathrooms



- Sanitary Ware Allowance: €700 per bathroom
- Floor-to-ceiling ceramic tiles (€20/m²)

Building Trust, Quality, and Community Since 1978

“Not only did I invest in a high specification quality home, I gained a quality lifestyle and befriended quality people. All thanks to “John Theodorou Group” – Mike Woods, a resident of Erimi Gardens.

We believe that our company’s growth results from close and positive relationships formed with our clients over the years. As a family-owned business, we value a sense of belonging and always practice a welcoming and caring culture. Real Estate is more than building properties for us – it’s an environment where we make meaningful connections, meet like-minded people, and create long-lasting value.

45
YEARS

Since 1978, our company has gone from strength to strength, still privately owned and managed, always protecting the priorities of our clients.



ERIMI GARDENS IV



Disclaimer:

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