

## 5 Bedroom House for Sale in Limassol - Mesa Geitonia

Off-Plan Luxury 5 bedroom Villa located in Opalia area in Germasogeia of Limassol district.



Panoramic Sea Views • High-End Finishes • Total Privacy

Live Above It All - Where Serenity Meets Sophistication

Experience the height of luxury in one of Limassol's most desirable residential areas. This off-plan villa is perfectly positioned just 7 minutes from the highway, offering unobstructed panoramic views of the Mediterranean Sea, city, and surrounding mountains.

Whether you're looking for an exclusive family home or a smart, high-yield investment, this is a rare opportunity to secure a property that blends elegant architecture, privacy, and future-f...

### Property Info

Covered Area	<b>858</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1548</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>27731</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Mesa Geitonia      Region: **Limassol**  
**Coordinates:** **34.726838860178 / 33.036888786413**

## Price: €6 400 000 + VAT

VAT for this property is **€1,059,357** or **€1,216,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 459.00/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

€5 500 000 on Jan 3, 2025  
 €5 800 000 on Nov 18, 2025  
 €6 400 000 on Apr 26, 2026

