

## 6+ Bedroom House for Sale in Paniotis, Limassol District

Luxury modern style, newly built villa with highest standards of technology and materials. This very spacious 6-bedroom villa plus office with mesmerizing, unobstructed panoramic coastal and city views is located in the prestigious area of Paniotis, Germasogeia within only 8 minutes driving distance to the beach and Limassol city center.

This villa has been designed and built by reputable architects and contractors with the utmost attention to detail. Built on three levels, this villa offers its residents the most desirable luxury and comfort.

### GROUND FLOOR

The ground floor faces South and greets you with ceiling to floor windows enjoying the magnificent Limassol skyline....

#### Property Info

Covered Area	<b>1002</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>884</b>
Pool	<b>Private, Yes</b>

#### Additional info

Reference Number	<b>55937</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>5+</b>

#### Amenities

- Garden

#### Location

**Location:** Paniotis Region: **Limassol**

## Price: €6 500 000 + VAT

VAT for this property is **€1,098,772** or **€1,235,000**. 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>~€256 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 487.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€6 500 000 on Jan 18, 2025







