

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		Plot / Area Info		Additional info	
Covered Area Furnishing Heating Air Conditioning	1002 Furnished Yes Yes	Plot area Pool	884 Private, Yes	Reference Number Property type Condition Construction Year Bathrooms	55937 House Pre-Owned 2022 5+

Amenities Location

• Garden Location: Paniotis Region: Limassol



Price: €5 700 000 + VAT

VAT for this property is **€963,539** or **€1,083,000**. 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 Excluded

Title transfer fee ~€224 600.00

Price per SQM €5 689.00/m²

Common expenses None

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	307/L	name	SERVICES LTD

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Price change history

€6 500 000 on Jan 18, 2025 €5 700 000 on Sep 17, 2025



























