

977m² House for Sale in Paniotis, Limassol District

The villa is located in one of the most prestigious areas in Limassol with an unobstructed sea view and it is five minutes by car towards the beachfront. It combines both panorama hill and beachfront like walking on a fantastic bridge joining the two environments together. Constructed with generous proportions, using top quality building materials and finished to the highest of standards. It comprises a total of six en-suite bedrooms, comfortably spread out across three floors. The residence is fitted throughout with premier quality materials and finishes, with every corner carefully tailored for ultimate quality and style. Option for an additional plot of 697sqm with 1.500.000+VAT euros ...



Property Info

| | |
|------------------------|------------|
| Covered Area | 977 |
| Covered Veranda | 123 |
| Floor Number | 1 |
| Total Number of Floors | 1 |

Plot / Area Info

Plot area **1458**

Additional info

| | |
|------------------|------------------|
| Reference Number | Q03-1 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 5+ |

Amenities

Location

Location: Paniotis Region: **Limassol**
Coordinates: **34.7181038 / 33.0779997**

Price: €9 500 000 + VAT

VAT for this property is **€1,600,803** or **€1,805,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€376 600.00 | Common expenses | None |
| | | Price per SQM | €9 724.00/m² | | |

Representative: Cyprus Developers Alliance (CDA Group)

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|--|--------------------------------|------------|---|
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Price change history

€9 500 000 on Aug 26, 2025

