

## 4 Bedroom House for Sale in Limassol - Panthea

- 4 bedrooms
- 5 W/C
- Internal Areas 550m<sup>2</sup>
- Basement 100m<sup>2</sup>
- Attic 30m<sup>2</sup>
- Covered Verandas 50m<sup>2</sup>
- Plot Area 1200m<sup>2</sup>
- Covered Parking
- Office
- Jacuzzi



Luxury Villa for Sale in Panthea, Limassol

An outstanding 4-bedroom villa is available for sale in the prestigious Panthea area of Limassol. All bedrooms are en suite, offering privacy and comfort.

On the ground floor, the villa features two spacious living rooms, a dining area, an office room, a guest toilet with shower, a separate kitchen with a third sitting area, and a hidden secondary kitchen. From the kitchen's living room, there is direct access...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>550</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>1200</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>13969</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| View             | <b>Sea view</b>  |

### Amenities

- Guest WC

### Location

**Location:** Limassol - Panthea  
**Coordinates:** **34.71671490902 / 33.041764106631**

Region: **Limassol**

## Price: €3 600 000 + VAT

VAT for this property is **€546,545** or **€684,000**. 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>~€140 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 545.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€3 600 000 on Sep 13, 2025









