

4 Bedroom House for Sale in Limassol - Mesa Geitonia

A modern 4-bedroom villa completed in 2023, located in the prestigious Panthea Hills of Limassol. Set on a generous 558 m² plot, the property offers 448 m² of covered areas, including 328 m² of internal living space, 120 m² of covered verandas, and 135 m² of uncovered verandas. Designed for comfort and functionality, the home features elegant interiors, four bathrooms, and a versatile basement that can be used as storage, office, gym, or playroom. The villa is equipped with Mitsubishi central VRV air conditioning, underfloor heating with a heat pump, a private swimming pool, landscaped gardens, and a rooftop with a BBQ area. An elevator connects all levels, from t...

Property Info		Plot / Area Info		Additional info	
Covered Area	448	Plot area	558	Reference Number	B390-1
Covered Veranda	255			Property type	House
				Condition	Pre-Owned
				Bathrooms	4

Amenities	Location
	Location: Limassol - Mesa Geitonia Region: Limassol
	Coordinates: 34.71187 / 33.04149

## Price: €3 000 000 + VAT

VAT for this property is **€429,375** or **€570,000**. 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>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 696.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€2 500 000 on Oct 3, 2025  
€3 000 000 on Dec 23, 2025







