

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. X
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	Plot area 558	Property type House Condition 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	Excluded	Title transfer fee Price per SQM	~€116 600.00 €6 696.00/m²	Common expenses	None
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Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€2 500 000 on Oct 3, 2025

€3 000 000 on Dec 23, 2025







