

## 6+ Bedroom House for Sale in Paniotis, Limassol District

Reference ID: #SA31881  
Price details: €2,600,000  
Villa for sale located in Paniotis area, Germasogia Limassol district. Swimming Pool  
Smart security cameras (Interior & Exterior)  
Burglar and Smoke detection System  
Salt water  
Bedrooms: 7 (4 of which ensuite)  
Jacuzzi  
Overflow  
Panoramic sea view  
Sauna  
Heated Photovoltaic system  
Solar panels  
Running on solar energy  
Underfloor Heating System  
Fully Air-conditioned  
Natural & non-slippery rock surrounding the pool  
Large garden - Automatic watering system  
Large Storage Facilities  
Pool seating area next to the garden  
Ground Floor  
Large open-plan kitchen  
Maid's room with small kitchenette, toilet & shower  
2 Large open-plan living rooms  
2 toilets & 1...

**Property Info**

Covered Area	<b>662</b>
Covered Veranda	<b>132</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

**Plot / Area Info**

Plot area	<b>1025</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

**Additional info**

Reference Number	<b>SA31881</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

**Amenities**

- Storage room

**Location****Location:** Paniotis**Region:** LimassolCoordinates: **34.714874122467 / 33.075325203911**

## Price: €2 600 000 + VAT

VAT for this property is **€411,523** or **€494,000**. 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 Price per SQM	<b>~€100 600.00</b> <b>€3 927.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€3 900 000 on Oct 19, 2023

€2 600 000 on Feb 1, 2024





