

## 4 Bedroom House for Sale in Limassol - Mesa Geitonia

Stunning brand-new luxury house located in the heart of Limassol's prestigious suburb of Panthea. This 4-bedroom, 5-bathroom villa offers unparalleled elegance and tranquility while providing breathtaking views of both the city and the sea.

This villa boasts a modern and luxurious design that is sure to impress. The internal area is complemented by a spacious covered veranda and additional uncovered verandas. The villa is equipped with VRV-air conditioning in all rooms and features underfloor heating, ensuring comfort throughout the year. In addition the property features a photovoltaic system contributing to reduced energy bills.

Enjoy the convenience of covered parking, ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>457</b>			Reference Number	<b>9666</b>
Covered Veranda	<b>129</b>			Property type	<b>House</b>
Uncovered Veranda	<b>38</b>	Plot area	<b>558</b>	Condition	<b>Brand New</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Construction Year	<b>2024</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>4</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities      Location

- Elevator

**Location:** Limassol - Mesa Geitonia   Region: **Limassol**  
Coordinates: **34.711917 / 33.0415**

## Price: €3 000 000 + VAT

VAT for this property is **€432,144** 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 Price per SQM	<b>None</b> <b>€6 565.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€2 500 000 on Oct 8, 2025

€3 000 000 on Dec 11, 2025











