

4 Bedroom House for Sale in Limassol - Mesa Geitonia

Discover Elevated Living in Limassol



Experience contemporary luxury in this exclusive off-plan 4 bedroom villa nestled in one of Limassol's most prestigious residential enclaves, Opalia in Germasogeia village.

Enjoy panoramic views of the Mediterranean Sea, city skyline, and mountains, all while being just 7 minutes from the highway and city conveniences.

Designed with privacy, comfort, and timeless elegance in mind, this villa offers the perfect blend of serenity and sophistication — ideal for both homeowners and savvy investors.

? Key Features:

Plot Size: 774 m²

Total Indoor Covered Area: 402 m²

Ground Floor: 106 m²

First Flo...

Property Info

Covered Area	402
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	774
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	31463
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

- Gym

Location

Location: Limassol - Mesa Geitonia Region: **Limassol**
Coordinates: **34.726838860178 / 33.036888786413**

Price: €3 000 000 + VAT

VAT for this property is **€413,284** 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	None	Common expenses	None
		Price per SQM	€7 463.00/m²		

Representative: FOX

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Price change history

€3 000 000 on Oct 11, 2025



