

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 | Plot / Area Info | Additional info |
|------------------|-----------------------------|------------------|
| Covered Area | 402 | Reference Number |
| Furnishing | Unfurnished | Property type |
| Heating | Central Heating, Yes | Condition |
| Air Conditioning | All rooms, Yes | Bathrooms |
| | | 31463 |
| | | House |
| | | Brand New |
| | | 3 |

| Amenities | Location | Region |
|-----------|--|-----------------|
| • Gym | Location: Limassol - Mesa Geitonia Coordinates: 34.726838860178 / 33.036888786413 | Limassol |

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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €7 463.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: FOX

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|--|--------------|------------|--|
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Price change history

€3 000 000 on Oct 11, 2025



