


## 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 m<sup>2</sup>

Total Indoor Covered Area: 402 m<sup>2</sup>

Ground Floor: 106 m<sup>2</sup>

First Flo...

### Property Info

Covered Area	<b>402</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>774</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31463</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 463.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 000 000 on Oct 11, 2025



