


## 5 Bedroom House for Sale in Paniotis, Limassol District

Reference ID: #SA26258 Price details: €880,000 +VAT Unique contemporary contemporary property few minutes away from the beaches . The asset  is for sale as it is. The villa lying on Paniotis Hill and enjoying an enchanting view on the bay of Limassol. Beautiful infinity pool giving the impression of symbiosis with the sea. Built to the highest possible standards, the Villa boasts four floors and offers approximately 520 m<sup>2</sup> of internal space. Five bedrooms, Gym, Sauna, Wine Cellar, two open plan kitchen areas, and three living rooms. A lift providing access to all levels. Rooftop, Landscaped gardens with pergola and an infinity pool . Gym Sauna Parking Roof Garden PLUS V.A.T

### Property Info

Covered Area	<b>520</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>625</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>SA26258</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Paniotis

Coordinates: **34.716683458238 / 33.078333971279**

Region: **Limassol**

## Price: €880 000 + VAT

VAT for this property is **€131,662** or **€167,200**. 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>~€31 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 692.00/m<sup>2</sup></b>		

## 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

€765 000 on Oct 19, 2023

€880 000 on Nov 3, 2023

