

646m² House for Sale in Paniotis, Limassol District

This luxury detached residence is located in one of the most sought-after residential areas of Limassol and is set on a spacious 1,380 m² plot with unobstructed panoramic sea views and a high level of privacy. Designed for refined living, the property combines generous volumes, modern architecture and carefully considered layouts suitable for both family life and entertaining. The house offers extensive interior and exterior spaces arranged across three floors, featuring high ceilings and an elevated interior design that enhances natural light and openness throughout. A landscaped green garden surrounds the residence, creating a private outdoor environment complemented by resort-styl... X

Property Info		Plot / Area Info		Additional info	
Covered Area	646			Reference Number	B705-1
Covered Veranda	205	Plot area	1380	Property type	House
				Condition	Pre-Owned
				Bathrooms	5+
Amenities	Location				
	Location: Paniotis		Region: Limassol		
	Coordinates: 34.71761 / 33.07978				

Price: €8 900 000 + VAT

VAT for this property is **€1,401,681** or **€1,691,000**. 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 Price per SQM	~€352 600.00 €13 777.00/m²	Common expenses	None
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Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€8 900 000 on Jan 30, 2026

