

## 646m<sup>2</sup> 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 m<sup>2</sup> 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...



### Property Info

Covered Area **646**  
 Covered Veranda **205**

### Plot / Area Info

Plot area **1380**

### Additional info

Reference Number **B705-1**  
 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	<b>Excluded</b>	Title transfer fee	<b>~€352 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 777.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€8 900 000 on Jan 30, 2026

