

## 5 Bedroom House for Sale in Limassol - Panthea

For sale a unique villa located in the prestigious Panthea area of Limassol, representing a rare combination of original design, luxury and maximum comfort, with panoramic views of the coast and quick access to the city center and beaches by car. The villa consists of 3 levels and includes a separate 2-bedroom apartment of 70 m2 with its own entrance, a built-in bathroom in the master bedroom, a living room, a kitchen and a fireplace, a 30 m2 staff bedroom with its own bathroom, a wine cellar and a bar, a 200 m2 multifunctional space that can be used as a playroom or a gym, a laundry room, a sauna and a large storage room, a spacious entrance hall, a main kitchen and a living room for 12 p...

### Property Info

Covered Area	<b>820</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>200923</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Limassol - Panthea Region: **Limassol**

## Price: €4 500 000 + VAT

VAT for this property is **€739,756** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 488.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€4 500 000 on Feb 3, 2026

