


## 561m<sup>2</sup> House for Sale in Limassol District

An exclusive 6-bedroom villa in the prestigious Paniotis area, set on a 1,380 m<sup>2</sup> plot with unobstructed panoramic sea views. The residence features  generous living spaces, high-end specifications and advanced smart-home technology.

### Property Overview:

- 6 bedrooms (all en-suite)
- 9 WCs
- Internal area: 561 m<sup>2</sup>
- Covered verandas: 146 m<sup>2</sup>
- Covered parking: 60 m<sup>2</sup>
- Uncovered verandas: 59 m<sup>2</sup>
- Total covered area: 706 m<sup>2</sup>
- Plot size: 1,380 m<sup>2</sup>
- Maids room
- Separate office room
- Multipurpose room (ideal for gym or playroom)
- Unobstructed panoramic sea views
- High ceilings a...

### Property Info

Covered Area	<b>561</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1380</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16376</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

Region: **Limassol**  
 Coordinates: **34.714848201611 / 33.073945422402**

## Price: €8 900 000 + VAT

VAT for this property is **€1,357,845** 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>€15 865.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€8 900 000 on Feb 16, 2026

