


## 6+ Bedroom House for Sale in Agia Paraskevi, Limassol District

An exceptional, exclusive 6-bedroom villa located in the highly sought-after area of Paniotis, Limassol. Set on an expansive 1,380 sq.m. plot, this luxury residence enjoys unobstructed panoramic sea views and complete privacy. 

The villa offers over 700 sq.m. of refined living space across three levels, effortlessly accessible via a private internal elevator. Designed with dramatic high-ceilings and a modern, elevated interior, the home maximizes natural light and a sense of openness throughout. It seamlessly combines architectural elegance with state-of-the-art technology, making it ideal for both premium family living and grand-scale entertaining.

Outdoors, the estate trans...

### Property Info

Covered Area	<b>706</b>
Covered Veranda	<b>146</b>
Uncovered Veranda	<b>59</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</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>

### Additional info

Reference Number	<b>13765</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

**Location:** Agia Paraskevi      Region: **Limassol**  
**Coordinates:** **34.71487742 / 33.0739117**

## Price: €8 900 000 + VAT

VAT for this property is **€1,426,269** 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>€12 606.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€8 900 000 on May 21, 2026







