



Reference 16376

Luxury 6-Bedroom Villa with Panoramic Sea Views in Paniotis **€8,900,000**

Germasoglia, Limassol

6 Bedrooms | 9 Bathrooms | 561 m² Covered

Description

An exclusive 6-bedroom villa in the prestigious Paniotis area, set on a 1,380 m² 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 m²
- Covered verandas: 146 m²
- Covered parking: 60 m²
- Uncovered verandas: 59 m²
- Total covered area: 706 m²
- Plot size: 1,380 m²
- Maids room
- Separate office room
- Multipurpose room (ideal for gym or playroom)

Plot	1380 m ²
Covered veranda	146 m ²
Uncovered veranda	59 m ²
Parking spaces	2
Energy efficiency rating	A+
Year of construction	2025
Status	Resale



- Unobstructed panoramic sea views
- High ceilings and bright, open-plan interiors
- Ultra-modern architectural design
- Covered parking for 2 cars

Luxury Features & Technology:

- Underfloor heating throughout
- VRV climate control system
- Smart Home system (KNX)
- Photovoltaic solar panels with storage batteries
- Central audio system
- CCTV security system
- KONE internal elevator (3 stops)
- Storage room / wine cellar
- Landscaped gardens
- Automated irrigation system
- Garden water well
- 15-meter overflow swimming pool
- Outdoor built-in hot tub
- Covered BBQ area
- Built-in patio fire pit
- Outdoor electric heaters
- Pool shower & toilet

Location Highlights – Paniotis / Mersinies Area:

- One of Limassol's most prestigious residential areas
- Elevated position with unobstructed panoramic sea views
- Low-density, quiet neighborhood of luxury villas
- Short drive to Limassol city center, seafront, and highway
- Close to top international schools and premium amenities



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Private, infinity
 - ✓ Elevator
 - ✓ Gym
 - ✓ Spa
 - ✓ Storage
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Maid's room
 - ✓ Outdoor shower
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Guest WC
 - ✓ Veranda
 - ✓ Quiet area
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ En suite bathroom
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Jacuzzi
 - ✓ Laundry room
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ Irrigation system
 - ✓ Walk-in closet
 - ✓ Garden, large
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Play room
 - ✓ Bright
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Utility room
 - ✓ Entrance gate, automated
 - ✓ Wine cellar
 - ✓ Floor-to-ceiling windows
 - ✓ Kitchen island
 - ✓ Entrance hall
 - ✓ Pool view
 - ✓ Breakfast bar
 - ✓ Elevated
 - ✓ Spacious rooms
 - ✓ High ceilings
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Pool bar
 - ✓ Central TV system
 - ✓ Water well
 - ✓ Smart home automation
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Gallery



