



Reference 19187

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

Germasoglia, Limassol

6 Bedrooms | 9 Bathrooms | 561 m<sup>2</sup> Covered

### Description

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)

Plot	1380 m <sup>2</sup>
Covered veranda	146 m <sup>2</sup>
Uncovered veranda	59 m <sup>2</sup>
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





















