

## 3 Bedroom House for Sale in Souni, Limassol District

SOUNI PINE FOREST OASIS by LC REALTY is an exclusive residential project set in a serene pine forest environment, offering a blend of nature and modern living. Located just a 5-minute drive from the Limassol – Paphos Highway, the development provides easy access to urban amenities while maintaining a tranquil setting.

### Key Features:

**Location:** Nestled among pine trees with views of the Akrotiri Coastline.  
**Accessibility:** 5 minutes from Limassol – Paphos Highway.  
**Project Composition:** 11 detached houses available in 2, 3, and 4-bedroom configurations.  
**Private Amenities:** Each house features a private garden, parking, terraces, and an optional swimming pool.  
**Design:** Contemporary archi...



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>138</b>         |
| Uncovered Veranda | <b>38</b>          |
| Floor Number      | <b>2</b>           |
| Furnishing        | <b>Unfurnished</b> |
| Floor Type        | <b>Laminate</b>    |
| Energy Efficiency | <b>A</b>           |
| Heating           | <b>No</b>          |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>305</b> |
| Pool      | <b>No</b>  |
| Parking   | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>3</b>                  |
| View              | <b>Mountains view</b>     |
| Developer         | <b>LC REALTY</b>          |

### Amenities

### Location

- Balcony
- BBQ zone
- Fireplace
- Guest WC
- Parking

**Location:** Souni

Region: **Limassol**

Coordinates: **34.73836 / 32.89023**

## Price: €299 000 + VAT

VAT for this property is **€14,950** or **€56,810**. 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>None</b>                    | Common expenses | <b>None</b> |
| Title deed | <b>No Title</b> | Price per SQM      | <b>€2 167.00/m<sup>2</sup></b> |                 |             |

## Representative: Cypro Realty

|  |              |            |                          |
|--|--------------|------------|--------------------------|
| Registration number                      | <b>843</b>   | Email      | <b>cypro@outlook.com</b> |
| License number                           | <b>125/E</b> | Legal name | <b>Cypro Realty LTD</b>  |
| Phone: <b>+35725748247, +35799892224</b> |              |            |                          |

## Price change history

€299 000 on Aug 9, 2024







