


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

This elegant three-bedroom villa is located in the picturesque village of Souni-Zanatzia, a charming hillside retreat set between the vibrant cities of Limassol and Paphos. The property enjoys an enviable elevated position, offering sweeping panoramic views of the Mediterranean Sea, the Episkopi Peninsula, and the surrounding countryside. 

Designed to harmonise with its serene natural setting, the villa provides spacious living areas, private outdoor spaces, and the comfort of modern finishes, all surrounded by lush pine trees that enhance the sense of privacy and tranquility.

The location combines peace and convenience — just 10 minutes from Limassol's bustling town cent...

### Property Info

Covered Area	<b>101</b>
Uncovered Veranda	<b>60</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>519</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>2228</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

### Location

**Location:** Souni

Region: **Limassol**

Coordinates: **34.73130360767 / 32.866630935378**

## Price: €535 000 + VAT

VAT for this property is **€26,750** or **€101,650**. 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>~€18 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 297.00/m²</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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€515 000 on Apr 8, 2025

€535 000 on Aug 5, 2025



