

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	96
Total Number of Floors	1
Energy Efficiency	A

Plot / Area Info

Plot area	482
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	2236
Property type	House
Bathrooms	2
View	Sea view

Amenities

- Parking

Location

Location: Souni
Coordinates: 34.731279254234 / 32.867488879908

Region: Limassol

Price: €472 000 + VAT

VAT for this property is **€23,600** or **€89,680**. 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	Excluded	Title transfer fee	~€15 480.00	Common expenses	None
		Price per SQM	€4 917.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

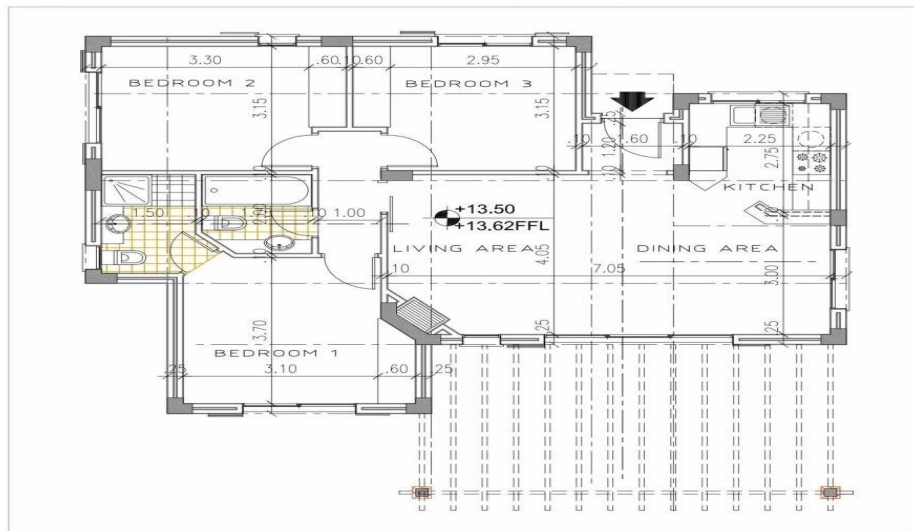
Price change history

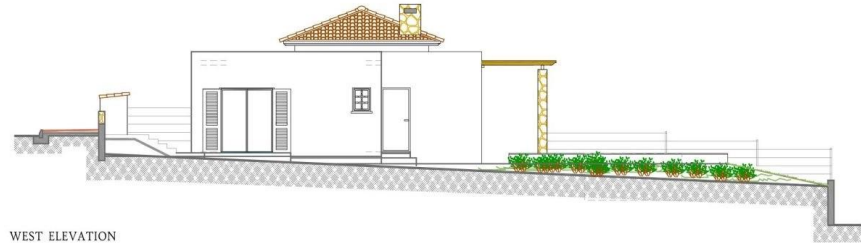
€480 000 on Apr 8, 2025

€472 000 on Aug 5, 2025



PRELIMINARY GROUND FLOOR





WEST ELEVATION



SOUTH ELEVATION

EXISTING GROUND LINE



EAST ELEVATION



NORTH ELEVATION

EXISTING GROUND LINE

PRELIMINARY SITE PLAN

