

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

Take a look at a charming 4-bedroom villa. Here sophistication meets serenity and luxury takes on a new dimension. When you enter our world, prepare to immerse yourself in a living experience that goes beyond the ordinary.



### Features:

- Spacious plot with a big green area
- Ceiling heights - ground floor 3:3.5 m, first floor 3:3.9 m
- Swimming pool 4 m x 8 m
- Underfloor heating
- Air conditioning
- PV panels for the electricity production
- Indoor and outdoor kitchen
- Private patio equipped by the external fireplace
- Covered parking for two cars
- Each bath...

### Property Info

Covered Area	<b>289</b>
Covered Veranda	<b>29</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1100</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>2321</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

**Location:** Souni  
**Coordinates:** **34.730351180385 / 32.895711471171**

Region: **Limassol**

## Price: €1 600 000 + VAT

VAT for this property is **€187,737** or **€304,000**. 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>
		Price per SQM	<b>€5 536.00/m<sup>2</sup></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>
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## Price change history

€1 495 000 on Apr 8, 2025  
 €1 600 000 on May 20, 2026







