


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

This is a beautiful residential development on the outskirts of Limassol, offering stunning 3-bedroom villas, with provision for an extra bedroom. Set in a peaceful environment amongst pine trees and overlooking the Akrotiri Coast line, its rural location ensures tranquillity and privacy, yet it's just a 10-minute drive to the cosmopolitan city centre of Limassol. The design of the villas has been inspired by Mediterranean architecture and they are built in large plots with the option of your own private swimming pools and barbecue areas. Large landscaped gardens offer ample room for private swimming pools and barbecue areas. Great selection of finishes creates appealing living spaces with... 

### Property Info

Covered Area	<b>163</b>
Uncovered Veranda	<b>12</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>345</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>2905</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Souni      Region: **Limassol**  
**Coordinates:** **34.7383623 / 32.8942137**

## Price: €535 000 + VAT

VAT for this property is **€32,724** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 282.00/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>
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## Price change history

€535 000 on Apr 8, 2025

















### House Plan

VILLA 8

Plot Size	345m <sup>2</sup>
Bedrooms	3
Bathrooms	2
Internal Covered Area	147m <sup>2</sup>
Covered Veranda	-
Un-covered Veranda	12m <sup>2</sup>
Covered Parking	16m <sup>2</sup>
Swimming Pool	Optional
Total Covered Area	163m <sup>2</sup>





Upper Floor

Ground Floor