

## 3 Bedroom House for Sale in Limassol District

Charming 3-bedroom villa with pool for sale in Souni, Limassol.

Set on a generous 564m<sup>2</sup> plot, this property offers 195m<sup>2</sup> of total covered area, including a spacious 120m<sup>2</sup> ground floor, 55m<sup>2</sup> upper floor, and a 20m<sup>2</sup> covered veranda, ideal for enjoying Cyprus' year-round sunshine.

### Property Features

Private 4m x 8m swimming pool surrounded by 1m of stylish paving

Wooden pergola perfect for shaded outdoor living and dining

Modern ceramic tiles throughout the ground floor and bathrooms

Solar and electric water heating system

Air conditioning in all rooms (split units) for year-round comfort

Fireplace for cozy winter evenings

Tops...

| Property Info    |            | Plot / Area Info        |                     | Additional info   |                           |
|------------------|------------|-------------------------|---------------------|-------------------|---------------------------|
| Covered Area     | <b>195</b> | Plot area               | <b>564</b>          | Reference Number  | <b>57380</b>              |
| Heating          | <b>Yes</b> | Pool                    | <b>Private, Yes</b> | Property type     | <b>House</b>              |
| Air Conditioning | <b>Yes</b> |                         |                     | Condition         | <b>Under Construction</b> |
|                  |            |                         |                     | Construction Year | <b>2026</b>               |
|                  |            |                         |                     | Bathrooms         | <b>2</b>                  |
| Amenities        |            | Location                |                     |                   |                           |
| • Garden         |            | Region: <b>Limassol</b> |                     |                   |                           |

## Price: €560 000 + VAT

VAT for this property is **€46,092** or **€106,400**. 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>€2 872.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€560 000 on Apr 8, 2025

