

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

Lovely spacious 3 bed detached bungalow with beautiful gardens and private pool in a very quiet location situated in Souni. Only 7 minutes drive to the highway and 10 minutes to Curium blue flag beach, Souni is well know for its harmonious coexistence with nature and its countryside advantages as well the facilities of Limassol city life which is a short 20 minute's drive away.



The bungalow comes with furniture and comprises ;

\*Very spacious open plan lounge / dining room and fully fitted kitchen, bright with patio doors leading out to the pool and garden. \*3 double bedrooms with fitted wardrobes, master has ensuite bathroom. \*Large family bathroom. \*Guest WC \*66m2 Pri...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>129</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>642</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>18417</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Garden

### Location

**Location:** Souni  
**Region:** Limassol  
**Coordinates:** **34.731492 / 32.875834**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>~€16 400.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 837.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€495 000 on May 2, 2025













