

## 5 Bedroom House for Sale in Limassol District

Located in the serene area of Souni, this modern 5-bedroom villa combines luxury living with smart technology and energy efficiency. Set on a generous 941 sqm plot, the home offers 296 sqm of total covered area, including 195 sqm of internal space, 43 sqm of covered balconies, 49 sqm of covered parking, and a 6.2 sqm storage room. An additional 99.7 sqm of uncovered verandas and a private 9 x 3.5 m swimming pool complete the outdoor experience. ✖

Designed for comfort and efficiency, the villa features electric underfloor heating, full A/C, a KNX smart home system, and an 8kW photovoltaic system. It includes 4 bathrooms, ample storage, and 2 covered parking spaces. Energy Efficiency r...

### Property Info

Covered Area	<b>195</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>941</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>30429</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

Region: **Limassol**  
 Coordinates: **34.74031 / 32.886105**

## Price: €1 200 000 + VAT

VAT for this property is **€98,769** or **€228,000**. 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>€6 154.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 200 000 on Jul 12, 2025





