

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

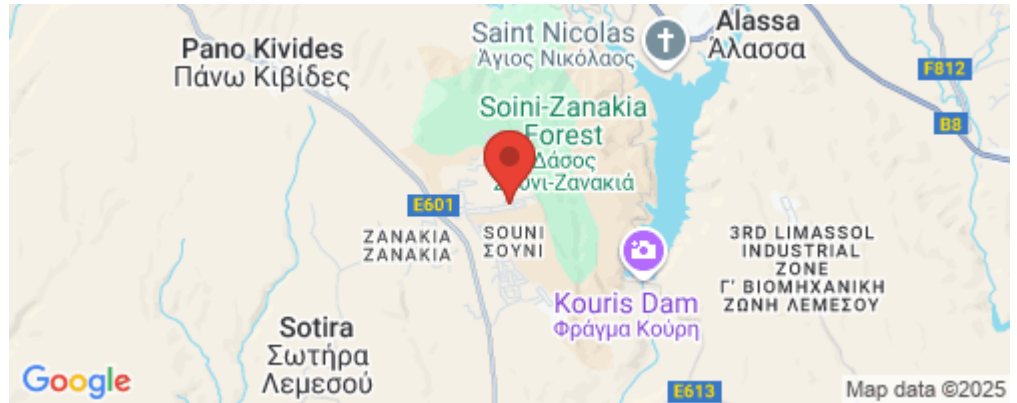
The house consists of 4 bedrooms and 2 bathrooms.

Ground floor - 75m<sup>2</sup> - Upper floor - 65m<sup>2</sup>  
 Covered Veranda - 4m<sup>2</sup> - Total - 144m<sup>2</sup>  
 Plot - 375m<sup>2</sup>

The total covered area of the house is 144m<sup>2</sup> and it can have 4 bedrooms, 2 bathrooms, kitchen/dining area and living room. Please note that interior can be fully customised to suit the buyers taste and lifestyle.

This is a list of what is included in the price

Solar and electric water heating system housed in external shed. 1m paving around the house. Top soil garden preparation. Air conditioning in all rooms. (split units) Preparation for heating sy...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>140</b>            |
| Covered Veranda        | <b>4</b>              |
| Uncovered Veranda      | <b>30</b>             |
| Floor Number           | <b>-1</b>             |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Floor Type             | <b>Ceramic</b>        |
| Energy Efficiency      | <b>A</b>              |
| Heating                | <b>Radiators, Yes</b> |
| Air Conditioning       | <b>Yes</b>            |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>375</b> |
| Pool      | <b>No</b>  |
| Parking   | <b>Yes</b> |

### Additional info

|                   |                                |
|-------------------|--------------------------------|
| Reference Number  | <b>Lilly</b>                   |
| Property type     | <b>House</b>                   |
| Condition         | <b>Brand New</b>               |
| Construction Year | <b>2025</b>                    |
| Bathrooms         | <b>3</b>                       |
| View              | <b>Mountains view</b>          |
| Developer         | <b>Country Rose Developers</b> |

- Air Conditioning
- Garden
- Guest WC
- Parking

**Location**

**Location:** Souni

Region: **Limassol**

Coordinates: **34.73861 / 32.89497**

## Price: €365 000 + VAT

VAT for this property is **€18,250** or **€69,350**. 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> |
| Title deed | <b>No Title</b> | Price per SQM      | <b>€2 607.00/m<sup>2</sup></b> |                 |             |

## Representative: Country Rose Developers

|  |            |            |                                 |
|--|------------|------------|---------------------------------|
| Registration number                      | <b>N/A</b> | Email      | <b>info@country-rose.com.cy</b> |
| License number                           | <b>N/A</b> | Legal name | <b>N/A</b>                      |
| Phone: <b>+35725355333, +35799350035</b> |            |            |                                 |

## Price change history

€365 000 on Oct 18, 2023



