

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

Nestled in a peaceful residential enclave, this exclusive development offers 14 elegant villas, seamlessly blending modern design with Mediterranean charm. Thoughtfully designed for comfort and privacy, each residence is surrounded by lush landscaping, creating a tranquil retreat just minutes from the vibrant city center.

The villas boast high energy efficiency standards, incorporating advanced thermal insulation, double-glazed windows, and eco-friendly technologies for year-round comfort. Expansive interiors feature open-plan layouts, abundant natural light, and premium finishes, including refined ceramic flooring and stylish wooden elements in the bedrooms. Spacious terraces and p...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>196</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>12</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

Plot area	<b>457</b>
Pool	<b>Yes</b>

Reference Number	<b>11385</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Souni      Region: **Limassol**  
**Coordinates:** **34.738213 / 32.889556**

**Price: €680 000 + VAT**

VAT for this property is **€56,343** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 469.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€680 000 on Oct 8, 2025





