

## 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>	Plot area	<b>457</b>	Reference Number	<b>11385</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>				

Amenities	Location	Region
	<b>Location:</b> Souni	<b>Region:</b> Limassol
	Coordinates: <b>34.738213 / 32.889556</b>	

## 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 Price per SQM	<b>~€23 800.00</b> <b>€3 469.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€680 000 on Oct 8, 2025



