

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

Reference ID: #SA29276 Price details: €685,000 This 2-storey a Cyprus stone-built detached chalet type house in a beautiful area of Souni Village in Limassol is for sale now. Internal house area: 240 sq.m Plot area: 893 sq.m 4 bedrooms, one bedroom has a balcony, 2 bedrooms have en-suite, ground floor bedroom used presentrly as an office. 3 bathrooms. Living room with fireplace and fitted gas fire, dining room, family room leading to a hot tub room. Central heating and air-conditioning throughout. Solar and emersion heating. Solar glass windows with mosquito netting. Garage with large drive for 3 cars. Pool/utility room with housing pool heater, water softener pool equipment, oil tank and ...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>240</b>            |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>893</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA29276</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Storage room

### Location

**Location:** Souni  
Coordinates: **34.725680311137 / 32.900130596638**

Region: **Limassol**

## Price: €685 000 + VAT

VAT for this property is **€70,213** or **€130,150**. 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>~€24 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 854.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€685 000 on Oct 19, 2023











