

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

Expected Delivery: May 2027



Fire Preventive Construction

For sale in the sought-after area of Souni, this modern villa is currently under construction and is due for completion in 2027. The home boasts a generous internal space of 217 m<sup>2</sup>, thoughtfully designed to offer four spacious bedrooms and five contemporary bathrooms, providing comfort and privacy for every member of the family.

Souni is renowned for its tranquil setting, offering a perfect blend of peace and convenience. The area features beautiful natural surroundings, including dense pine forests and scenic walking trails. Residents enjoy a cooler climate and clear mountain air, making it ideal for those who...

### Property Info

Covered Area	<b>217</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1105</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>29562</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Souni  
**Coordinates:** **34.731766122902 / 32.883756378179**

Region: **Limassol**

**Price: €1 420 000 + VAT**

VAT for this property is **€132,381** or **€269,800**. 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>€6 544.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

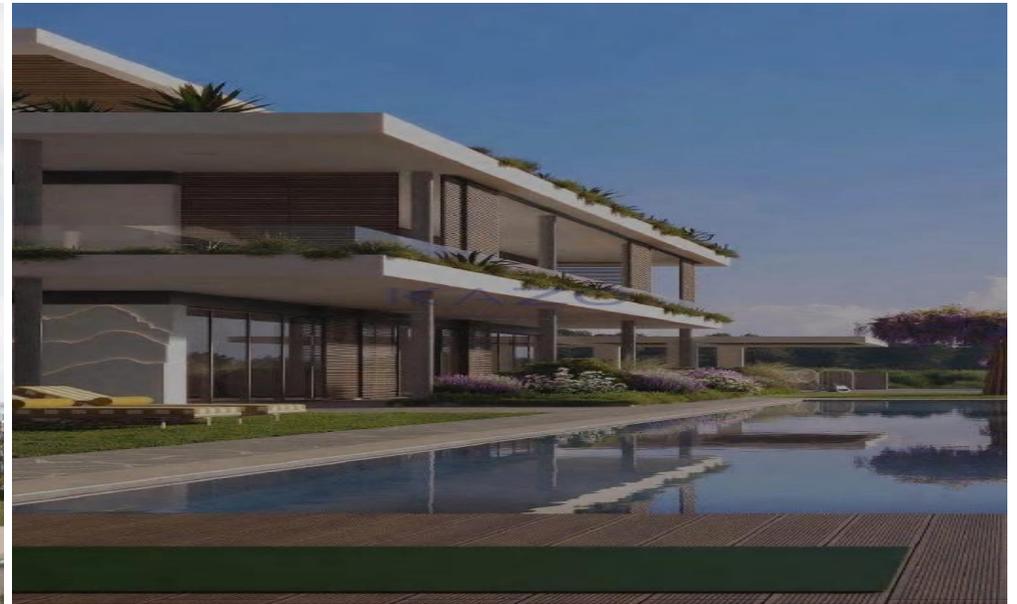
**Price change history**

€1 420 000 on Jan 27, 2026









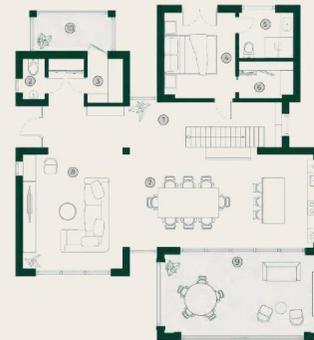






## VILLA TYPE A 217 M<sup>2</sup> (4 BEDROOMS)

Ground floor



TOTAL AREA 128,59 m<sup>2</sup>

- |                   |                      |                        |                      |
|-------------------|----------------------|------------------------|----------------------|
| 1. Hall           | 18,32 m <sup>2</sup> | 6. Wardrobe            | 3,59 m <sup>2</sup>  |
| 2. WC             | 1,29 m <sup>2</sup>  | 7. Kitchen-Dining room | 23,33 m <sup>2</sup> |
| 3. Technical room | 2,77 m <sup>2</sup>  | 8. Living room         | 23,87 m <sup>2</sup> |
| 4. Bedroom        | 11,69 m <sup>2</sup> | 9. Terrace             | 22,48 m <sup>2</sup> |
| 5. Bathroom       | 4,32 m <sup>2</sup>  | 10. Terrace            | 4,82 m <sup>2</sup>  |

First floor



TOTAL AREA 74,10 m<sup>2</sup>

- |               |                      |               |                      |
|---------------|----------------------|---------------|----------------------|
| 1. Hall       | 6,53 m <sup>2</sup>  | 5. Bathroom 2 | 3,67 m <sup>2</sup>  |
| 2. Bedroom 1  | 16,98 m <sup>2</sup> | 6. Wardrobe   | 8,88 m <sup>2</sup>  |
| 3. Bathroom 1 | 4,99 m <sup>2</sup>  | 7. Bedroom 3  | 14,77 m <sup>2</sup> |
| 4. Bedroom 2  | 16,09 m <sup>2</sup> | 8. Bathroom 3 | 4,77 m <sup>2</sup>  |

Total covered area

Covered Internal Area	277 m <sup>2</sup>
Covered Terraces	29 m <sup>2</sup>
BBQ zone	10 m <sup>2</sup>
Garage	33 m <sup>2</sup>

Total covered area 289 m<sup>2</sup>

