

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

Expected Delivery: May 2027



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 appreciate nature and outdoor living...

### 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>Mountains 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

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

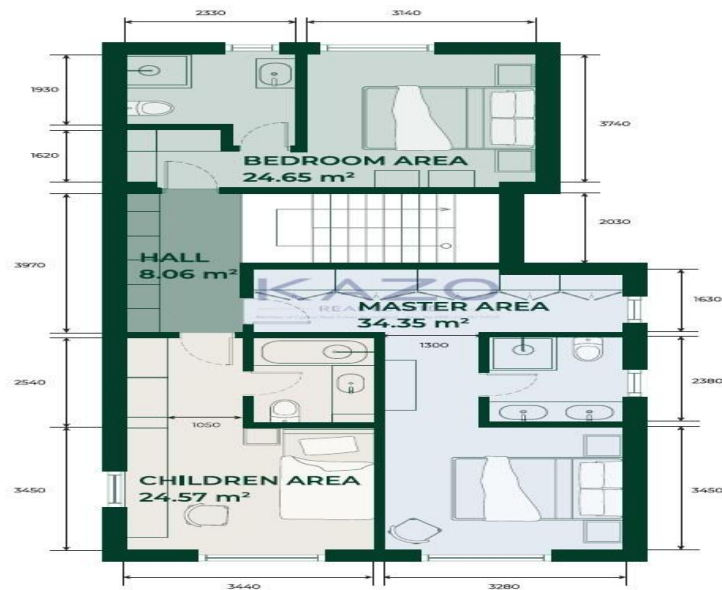
€1 420 000 on Jan 27, 2026



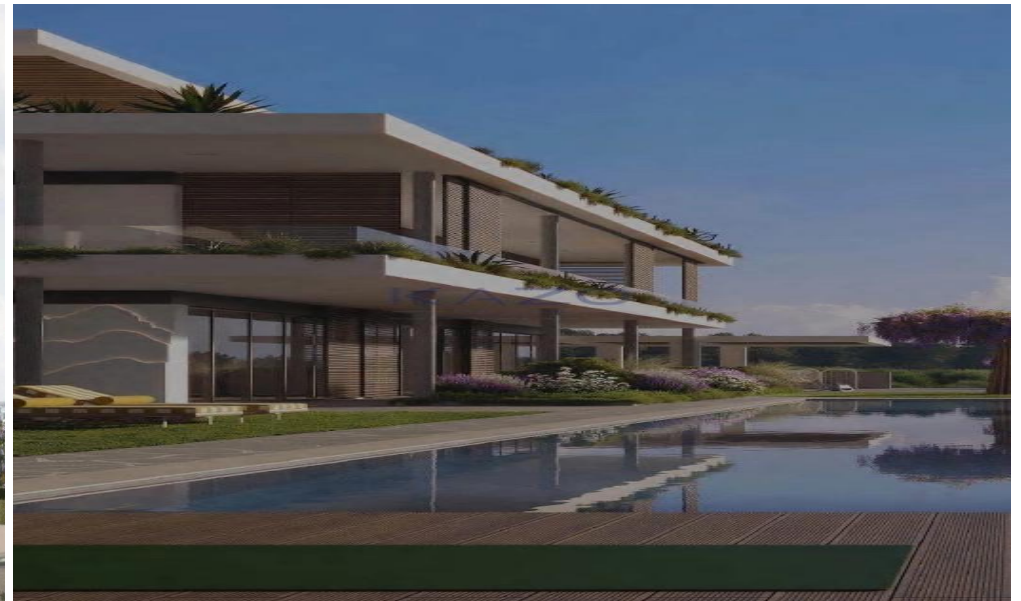
















LIVING ROOM











**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	3,29 m <sup>2</sup>
2. WC	1,09 m <sup>2</sup>	7. Kitchen-Dining room	35,33 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	4,52 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	217 m <sup>2</sup>
Covered Terraces	29 m <sup>2</sup>
BBQ zone	10 m <sup>2</sup>
Garage	33 m <sup>2</sup>
<b>Total covered area</b>	<b>289 m<sup>2</sup></b>

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