

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

Expected Delivery: Dec 2027



Fire Preventive Construction.

For sale: A modern villa currently under construction in the peaceful area of Souni, with a spacious internal area of 189 m<sup>2</sup>. Designed with comfort and style in mind, this home features three bedrooms and four bathrooms, making it ideal for families or those who love to entertain.

Every corner of this villa reflects thoughtful planning, including underfloor heating for year-round comfort, and a private swimming pool where you can relax or swim while enjoying panoramic mountain views. The property offers excellent energy efficiency with an A rating, providing both sustainability and lower utility costs.

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### Property Info

### Plot / Area Info

### Additional info

Covered Area **189**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **975**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **29563**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

### Location

- Guest WC

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

Region: **Limassol**

## Price: €1 300 000 + VAT

VAT for this property is **€102,556** or **€247,000**. 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>€6 878.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

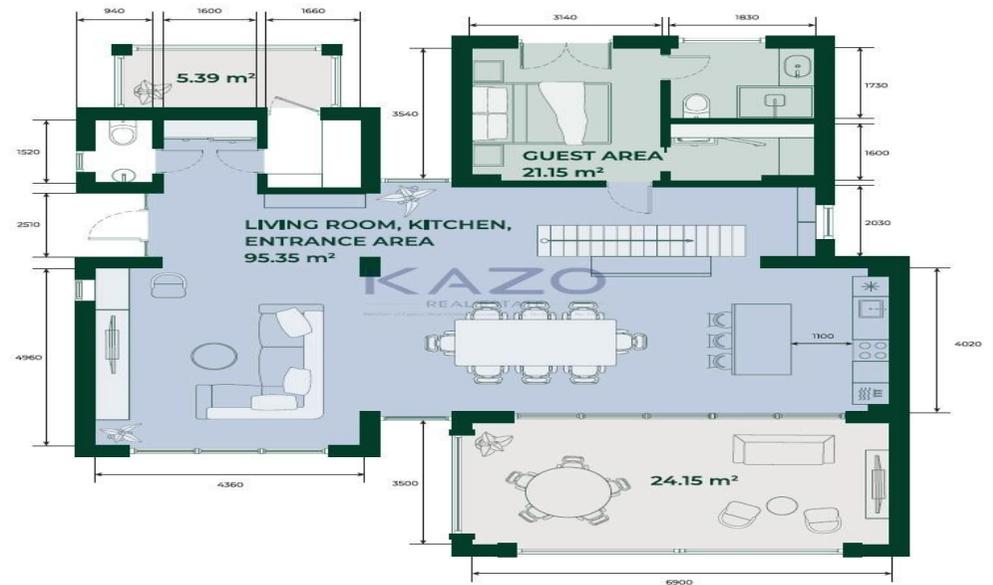
Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€1 300 000 on Jan 27, 2026









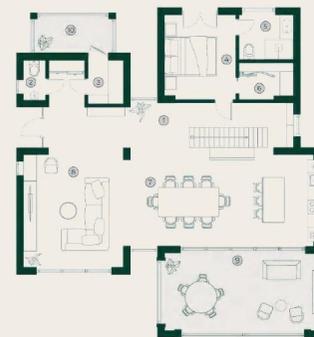






## VILLA TYPE B 189 M<sup>2</sup> (3 BEDROOMS)

Ground floor



TOTAL AREA **126.43 m<sup>2</sup>**

- |                   |                      |                         |                      |
|-------------------|----------------------|-------------------------|----------------------|
| 1. Hall           | 17.62 m <sup>2</sup> | 6. Wardrobe             | 3.06 m <sup>2</sup>  |
| 2. WC             | 1.63 m <sup>2</sup>  | 7. Kitchen- Dining room | 35.41 m <sup>2</sup> |
| 3. Technical room | 2.92 m <sup>2</sup>  | 8. Living room          | 23.82 m <sup>2</sup> |
| 4. Bedroom        | 11.08 m <sup>2</sup> | 9. Terrace              | 22.77 m <sup>2</sup> |
| 5. Bathroom       | 3.18 m <sup>2</sup>  | 10. Terrace             | 4.95 m <sup>2</sup>  |

First floor



TOTAL AREA **53.69 m<sup>2</sup>**

- |               |                      |               |                      |
|---------------|----------------------|---------------|----------------------|
| 1. Hall       | 6.37 m <sup>2</sup>  | 4. Wardrobe   | 8.85 m <sup>2</sup>  |
| 2. Bedroom 2  | 15.98 m <sup>2</sup> | 5. Bedroom 3  | 14.62 m <sup>2</sup> |
| 3. Bathroom 1 | 3.70 m <sup>2</sup>  | 6. Bathroom 2 | 4.17 m <sup>2</sup>  |

Total covered area	
Covered Internal Area	189 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>261 m<sup>2</sup></b>

