

3 Bedroom House for Sale in Souni, Limassol District

Expected Delivery: Dec 2027 X

Fire Preventive Construction.

For sale: A modern villa currently under construction in the peaceful area of Souni, with a spacious internal area of 189 m². 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.

S...

Property Info		Plot / Area Info		Additional info	
Covered Area	189	Plot area	975	Reference Number	29563
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	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	Excluded	Title transfer fee Price per SQM	None €6 878.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: Kazo Real Estate

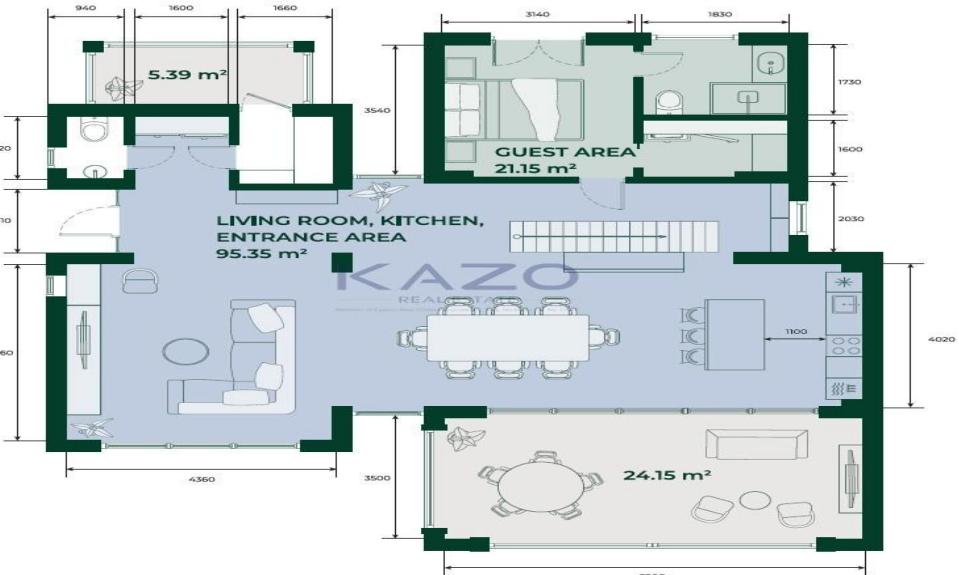
Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€1 300 000 on Jan 27, 2026















VILLA TYPE B
189 M² (3 BEDROOMS)

Ground floor

KAZO
REAL ESTATE
Member of Cyprus Real Estate Association - Reg. No 694 - Lic. No. 10

First floor

Total covered area

Covered internal Area	189 m ²
Covered Terraces	29 m ²
BBQ zone	10 m ²
Garage	33 m ²

Total covered area 261 m²

TOTAL AREA 126,43 m²

1. Hall 71,02 m²
2. WC 1,62 m²
3. Technical room 2,02 m²
4. Bedroom 11,08 m²
5. Bathroom 3,18 m²

6. Wardrobe 3,05 m²
7. Kitchen, Dining room 35,61 m²
8. Living room 23,82 m²
9. Terrace 22,77 m²
10. Terrace 4,95 m²

TOTAL AREA 53,69 m²

1. Hall 6,37 m²
2. Bedroom 2 15,98 m²
3. Bathroom 1 3,70 m²

4. Wardrobe 8,85 m²
5. Bedroom 3 14,62 m²
6. Bathroom 2 4,17 m²

