

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 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.

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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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 878.00/m²		

Representative: Kazo Real Estate

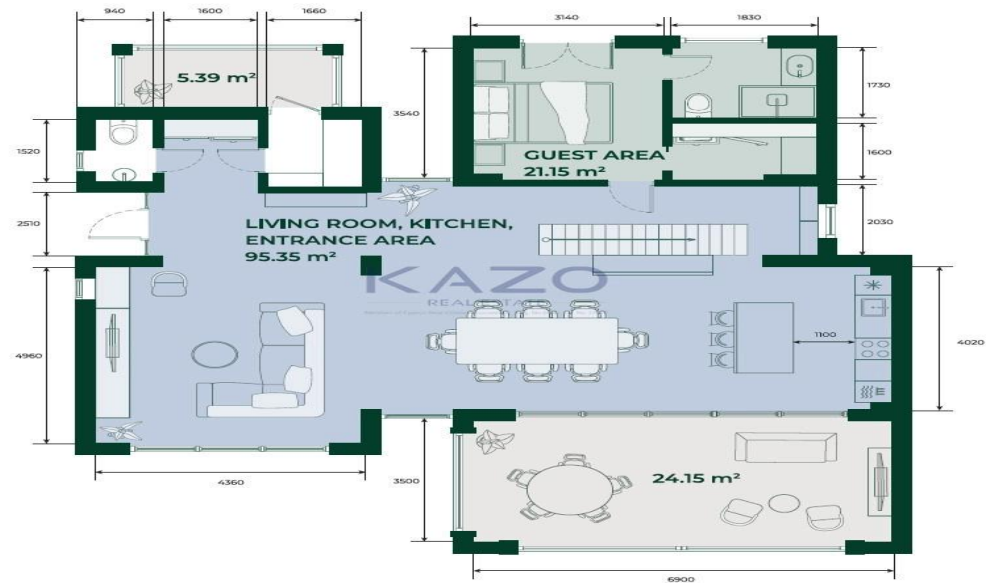
Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€1 300 000 on Jan 27, 2026









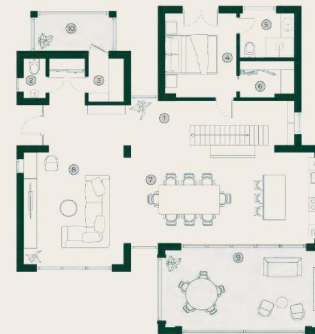






VILLA TYPE B 189 M² (3 BEDROOMS)

Ground floor



TOTAL AREA **126.43 m²**

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

First floor



TOTAL AREA **53.69 m²**

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

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

