

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

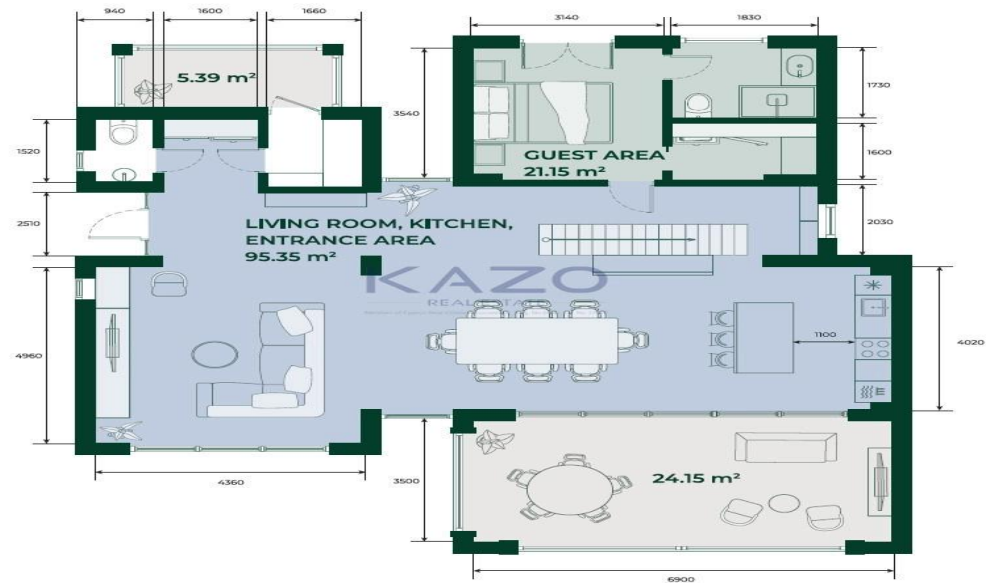
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|--|--------------|------------|-------------------------|
| Registration number | 694 | Email | info@kazo.com.cy |
| License number | 372/E | Legal name | N/A |
| Phone: +35770003020, +35725346402 | | | |

Price change history

€1 300 000 on Jan 27, 2026









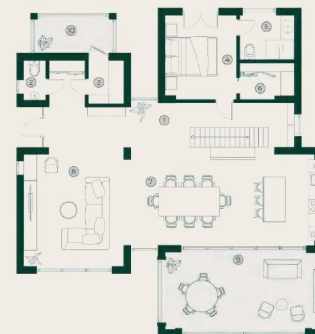






VILLA TYPE B 189 M² (3 BEDROOMS)

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 |

