

## House in Souni

Ref. No 2308



-  House
-  Detached
-  4 bedrooms
-  5 bathrooms
-  5 wcs
-  236m<sup>2</sup> internal
-  25m<sup>2</sup> veranda
-  261m<sup>2</sup> total
-  663m<sup>2</sup> plot area
-  2nd floor
-  2 parkings
-  Under construction

ASKING PRICE:

€ 640,000+VAT

Limassol, Souni

[VIEW ON THE WEBSITE](#)

This exceptional 4-bedroom, 5-bathroom villa is offered for sale with eligibility for the full 5% reduced VAT rate until June 2026 and delivery scheduled for April 2026. Located on a generous 663 m<sup>2</sup> plot, the property offers a total covered area of 224 m<sup>2</sup>, including 125 m<sup>2</sup> on the ground floor, 74 m<sup>2</sup> on the upper floor and a 25 m<sup>2</sup> covered veranda, along with a separate 15 m<sup>2</sup> external maid's house.

The villa is sold with a comprehensive list of features included in the price: a solar and electric water-heating system, a 4x8 m swimming pool, paving around the house and pool, a wooden pergola, ceramic tiles in all ground-floor areas and bathrooms, top-soil garden preparation, split-unit air conditioning throughout, provisions for electrical radiator heating and photovoltaic panels, as well as a fireplace. The 15 m<sup>2</sup> maid's house is also part of the finished package.

## Main Features

Furniture: Unfurnished

Construction type: Concrete

Construction year: 2026

Floor type: Tiles

Proximity: Above Highway

Covered Parking: ✓

Central heating: Electrical

Underfloor heating: Provision

A/Cs: Split Units

Energy efficiency: A

## Additional Features

- |                         |                    |
|-------------------------|--------------------|
| Landscaped garden: ✓    | Balcony: ✓         |
| Laundry room: ✓         | Guest room: ✓      |
| Maids room: ✓           | Guest WC: ✓        |
| Ground Floor Bedroom: ✓ | En Suite Shower: ✓ |
| Garage: ✓               |                    |

## Specifications

- |                               |                      |
|-------------------------------|----------------------|
| Spacious rooms: ✓             | Open Plan Kitchen: ✓ |
| Laminate Floor: ✓             | Hydro insulation: ✓  |
| Solar Panels for Hot Water: ✓ |                      |

## Facilities

- |                      |                          |
|----------------------|--------------------------|
| Irrigation System: ✓ | Private Swimming Pool: ✓ |
| Relaxation area: ✓   | Quiet area: ✓            |

## Views

- |                 |                         |
|-----------------|-------------------------|
| Garden View: ✓  | Mountain View: ✓        |
| Village View: ✓ | South Site Direction: ✓ |

