

#10996

# 4 Bedroom Detached Villa For Sale Souni Limassol

 Souni, Limassol

**€670,000** +VAT





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 5

Covered

 224 m<sup>2</sup>

Type	<b>Detached Villa</b>
Plot	<b>663 m<sup>2</sup></b>
Covered veranda	<b>25 m<sup>2</sup></b>

Status	<b>Completed</b>
Year of construction	<b>2026</b>
Energy efficiency rating	 <b>Exempt</b>

## Description

Set in a peaceful residential area of Souni, this brand-new detached villa offers contemporary design, generous living spaces, and excellent access to amenities and main roads. Scheduled for completion in 2026, the property is ideal for families seeking comfort, privacy, and modern conveniences.

The villa is arranged over two floors and features an open-plan layout that seamlessly connects the living room, kitchen, and dining area, creating a bright and welcoming atmosphere. Large double-glazed windows enhance natural light and provide views of the landscaped garden and private swimming pool.

The property comprises four spacious bedrooms and five bathrooms, including a guest WC, ensuring comfort and privacy for residents and visitors alike. A dedicated laundry room and a 15 m<sup>2</sup> maid's house add to the practicality of the home.

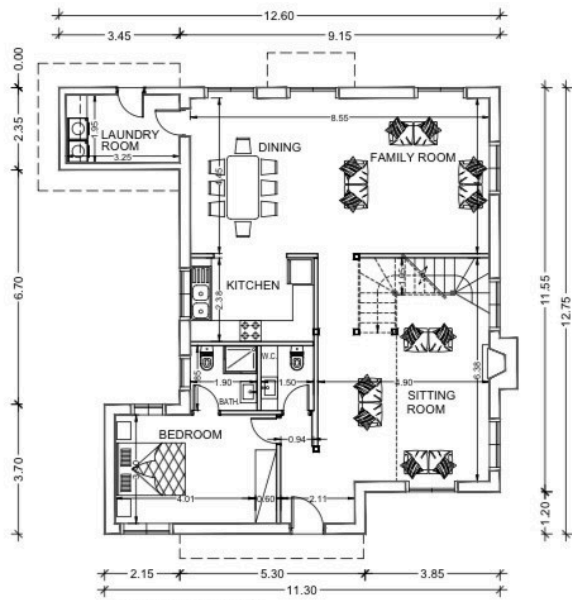
Outdoor living is enhanced by a 25 m<sup>2</sup> covered veranda, pergola, and private garden—ideal for relaxing or entertaining. The villa also benefits from private parking, air conditioning via split systems, ceramic tiled flooring, and a solar water heating system, with provision for photovoltaic solar panels.

Conveniently located just 1.3 km from amenities, 110 m from public transport, and 12 km from the sea, the villa offers a perfect balance of tranquility and accessibility. Limassol's airport is approximately 86 km away, with nearby resorts at 18.5 km.

Key Features:

- \* Detached villa on a 663 m<sup>2</sup> plot
- \* 224 m<sup>2</sup> covered area + 25 m<sup>2</sup> covered veranda
- \* 4 bedrooms | 5 bathrooms
- \* Private swimming pool & garden
- \* Open-plan living areas
- \* Maid's house (15 m<sup>2</sup>)
- \* Air conditioning (split system)
- \* Solar water heater & PV panel provision

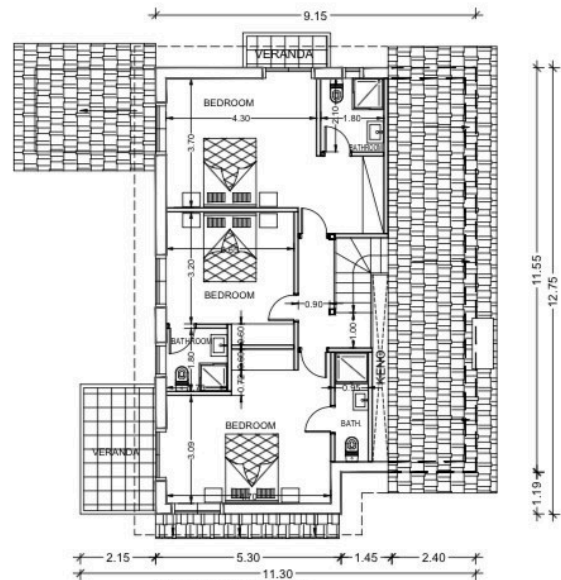
# Floor plans



ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ

1:100

ΟΙΚΙΑ 4



ΚΑΤΩΦΗ ΟΡΟΦΟΥ

1:100

# Additional information

## Facilities

Aircondition, Split system

Pergola

Pool, Private

Solar photovoltaic panels  
(provision)

Solar water heater

## Features

Ceramic tiles

Double glazing

Easy access to main roads

Garden

Guest WC

Laundry room

Open plan

Quiet area

Veranda

## Distances

Amenities



1.3 km

Airport



86 km

Sea



12 km

Public transport



110 m

Resort



18.5 km