



#12263

# Modern 5-Bedroom Villa in Souni – Under Construction (12263)

📍 Souni, Limassol

€1,200,000 +VAT







# Overview

## Specifications

Bedrooms		Bathrooms		Covered		
 5		 3		 195 m <sup>2</sup>		
Type	Detached Villa				Year of construction	2026
Toilets	4				Title deed	Land
Plot	941 m <sup>2</sup>				Furnished	Unfurnished
Covered veranda	43 m <sup>2</sup>				Structure	Concrete
Uncovered veranda	99.7 m <sup>2</sup>				Facade	Concrete
Covered parking	49 m <sup>2</sup>				Energy efficiency rating	 A
Status	Under construction					

## Description

Modern 5-Bedroom Villa in Souni – Under Construction (12263)

Price: €1,200,000 + VAT  
Energy Efficiency: A | Delivery Upon Completion

Discover contemporary elegance and comfort with this exceptional 5-bedroom villa located in the serene and highly desirable area of Souni, Limassol. Blending modern architecture with smart living, this villa is currently under construction and presents an exclusive opportunity to own a future-forward home in one of Cyprus’ most sought-after residential communities.

- Property Highlights:
- Plot Size: 941 sqm
  - Total Property Area: 296 sqm
  - Internal Living Space: 195 sqm
  - Covered Balconies: 43 sqm
  - Uncovered Verandas: 99.70 sqm





# Floor plans



1F PLAN  
SCALE 1:100



# Additional information

## Facilities

Aircondition, Central system

Parking, Garage, double

Solar water heater

Heating, Underfloor

Pool, Private

Storage

Landscaped garden

Solar photovoltaic panels (provision)

## Features

Balcony

Bathroom underfloor heating

CCTV (provision)

Easy access to main roads

Entrance gate

Garden, large

Investment opportunity

Modern design

Pipe-in-pipe plumbing system

Quiet area

Smart home automation

Thermal insulation

Walk-in closet

Barbeque

Bright

Connected to electric mains

En suite shower

Entrance gate, automated

Granite countertops

Laundry room

Open plan

Pool view

Shower

Smart home automation  
(provision)

Veranda

Bath

CCTV

Double glazing

Energy efficient doors/windows

Garden

Guest WC

Luxury specifications

Openings in opposite sides

Pressurized water system

Shutters, electric

Spacious rooms

Veranda, large

## Distances

Airport




50 km

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

