

## 2 Bedroom House for Sale in Larnaca District

Nestled just moments away from the glistening shores of Pervolia in Larnaca, this charming 2-bedroom villa awaits its new owners with open arms. Boasting a prime location mere steps from the beach, this key-ready residence offers the perfect blend of coastal living and modern comfort. 

### Property Info

Covered Area **90**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **6864**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.823505695116 / 33.597925462353**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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	<b>Excluded</b>	Title transfer fee	<b>~€13 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 611.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€395 000 on Feb 16, 2024

€415 000 on Dec 12, 2025







