

## 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 Price per SQM	<b>~€13 200.00</b> <b>€4 611.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE 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







