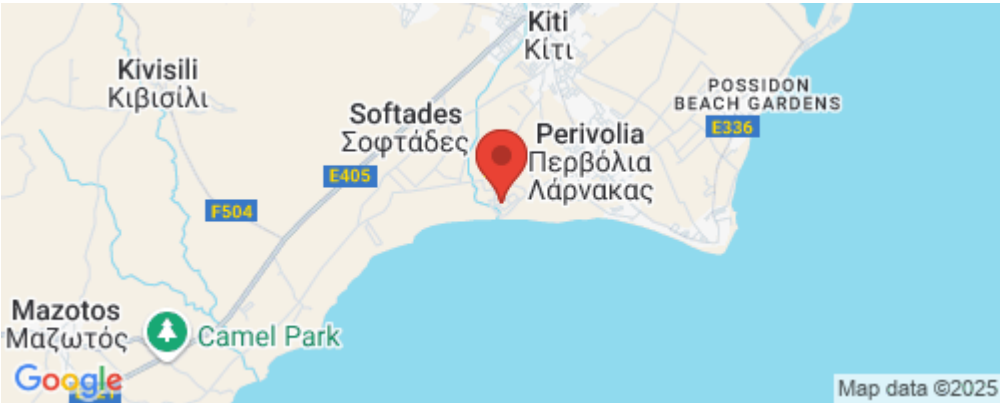


4 Bedroom House for Sale in Larnaca District

Step into a world of elegance and tranquility with this exquisite 4-bedroom villa, ideally situated in the serene and secluded Pervolia area. Positioned right at the water’s edge, this property offers private access to the beach and unrivalled views. This villa also provides easy access to essential city amenities and a highway.

The villa stands on a spacious plot, boasting meticulously maintained grounds that encompass a large swimming pool, and a BBQ area. As you step inside, you’ll be greeted by a spacious living room with a charming wood-burning fireplace. Adjacent to the living room is a dining area and a fully equipped kitchen. The large covered veranda in front of...



Property Info		Plot / Area Info		Additional info	
Covered Area	299	Plot area	821	Reference Number	93500
				Property type	House
				Condition	Brand New
				Bathrooms	3
Amenities		Location			
		Region: Larnaca			
		Coordinates: 34.8229 / 33.5645			

## Price: €1 900 000 + VAT

VAT for this property is **€227,555** or **€361,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 355.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€1 800 000 on Mar 9, 2024

€1 900 000 on Apr 5, 2024



