

## 4 Bedroom House for Sale in Pervolia Larnacas

Reference ID: #SA33756 Price details: €820,000 +VAT These exclusive 2-floor villas consist of 3 or 4 bedrooms with terraces overlooking the blue sea on very large plots of lands, landscaped gardens which offer ample room for private swimming pools and barbeque areas. Each villa is also equipped with cameras and alarm systems. The development is located in the area of Pervolia, with only a 10-minute drive to Larnaca city center and 3km from Kiti. The traditional styles, fixtures and finishes have been carefully selected to retain the charm and authenticity of the region. The design is synonymous to light, bright spaces, sun terraces and balconies for enjoyable indoor and outdoor living. T...



### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>220</b>         |
| Covered Veranda        | <b>78</b>          |
| Total Number of Floors | <b>2</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>N/A</b>         |
| Air Conditioning       | <b>No</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>953</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA33756</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Garden

### Location

**Location:** Pervolia Larnacas  
**Coordinates:** **34.823586434157 / 33.567090164468**

Region: **Larnaca**

## Price: €820 000 + VAT

VAT for this property is **€77,527** or **€155,800**. 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>€3 727.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€760 000 on Mar 13, 2024

€790 000 on May 20, 2024

€820 000 on Aug 30, 2024





