

## 3 Bedroom House for Sale in Larnaca District

Experience the epitome of luxury at our exquisite villas in Pervolia, Larnaka.

Live your dream in our villa close to the sea. Our villa is designed to provide you comfort and style.

The prime location is just minutes from the airport and beautiful Mackenzie beach.

This property consists of 3 bedrooms and 4 bathrooms (en-suite), covered parking, roof garden, garden area and private swimming pool. The last one is optional.

The total area is 253 m<sup>2</sup>

Subject to VAT.

### Property Info

Covered Area	<b>170</b>
Floor Number	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>280</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>52475</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

**Price: €369 000 + VAT**

VAT for this property is **€24,528** or **€70,110**. 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>€2 171.00/m<sup>2</sup></b>		

**Representative: G&P Lazarou Estate Agents**

Registration number	<b>701</b>	Email	<b>info@gpazarou.com</b>
License number	<b>442/E</b>	Legal name	<b>G&amp;P Lazarou Estate Agents Ltd</b>
Phone: +35722024949, +35799832817			

**Price change history**

€369 000 on Mar 13, 2025





