

## 4 Bedroom House for Sale in Pervolia Larnacas

Two-Storey, Four Bedroom Villa for sale in Pervolia area, Larnaca. The project is situated 600 meters from the beach and within a very short distance from Larnaca Airport and the sea, the Pervolia area combines traditional Cypriot character with modern amenities.



The house is detached, set on a plot of 645 sqm. The ground floor consists of an open plan kitchen, living, dining area, spacious covered veranda, a guest wc, 2 bedrooms, both en suite with shower. The first floor consists of a main bathroom (with shower) and 2 bedrooms. In addition, there is a lower level comprised of covered area of 51 sqm and a lower level garden. Externally, the property has spacious garden, covered...

### Property Info

Covered Area **109**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **645**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **51376**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Gym

### Location

**Location:** Pervolia Larnacas  
 Coordinates: **34.835283216853 / 33.601581173791**

Region: **Larnaca**

## Price: €556 500 + VAT

VAT for this property is **€27,825** or **€105,735**. 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>€5 106.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€556 500 on Apr 24, 2025















TYPE A  
LOWER  
FLOOR PLAN



AREA OF SCHEDULE

Bedrooms	4 (2 en-suite)
Bathrooms	4
Ground & Upper Floor	109 m <sup>2</sup>
Lower Floor	51 m <sup>2</sup>
Covered Veranda	30 m <sup>2</sup>
Total Area	190 m <sup>2</sup>
Parking	2
Swimming Pool	Optional
Approx. Plot Size	600 m <sup>2</sup>

TYPE A  
GROUND FLOOR  
PLAN

