

### 3 Bedroom House for Sale in Larnaca District

3-Bedroom House in Pervolia – Modern Home with Garden and Energy Efficiency

This contemporary 3-bedroom house is located in a quiet gated community in the coastal village of Pervolia, just 2 minutes from the beach and 5 minutes from the center of Larnaca. The residence offers a perfect combination of comfort, modern architecture, and sustainable design, ideal for permanent living, holiday use, or rental investment.

The ground floor features an open-plan layout with a spacious living and dining area and a modern fitted kitchen. A guest WC and separate laundry room provide additional practicality. A custom-designed floating staircase leads to the upper level, where the maste...

Property Info		Plot / Area Info		Additional info	
Covered Area	130	Plot area	142	Reference Number	237854
Energy Efficiency	A	Parking	Covered, Yes	Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	2
Amenities		Location			
• Parking		Region: Larnaca			

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>€3 077.00/m<sup>2</sup></b>		

## 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>
Phone: +35795129336, +35799409010			

## Price change history

€338 000 on Jul 9, 2025  
€384 000 on Aug 10, 2025  
€400 000 on Nov 12, 2025





