

## 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

Covered Area **130**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **142**  
Parking **Covered, Yes**

### Additional info

Reference Number **237854**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>€3 154.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>mymospace.cyprus@gmail.com</b>                |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

- €338 000 on Jul 9, 2025
- €384 000 on Aug 10, 2025
- €400 000 on Nov 12, 2025
- €384 000 on Feb 6, 2026
- €410 000 on Feb 20, 2026



