

## 3 Bedroom House for Sale in Larnaca District

A new three-bedroom villa with a swimming pool, a green roof garden, a covered and enclosed veranda, Parking of 28 m2, located in close proximity to the sea in a gated complex in Pervolia. The project was designed in accordance with the highest construction standards, combining modern architecture with functionality. The villa is fully equipped with preparation for the installation of central heating, air conditioning in living rooms and common areas. The swimming pool is equipped with a footrest and a shower. The barbecue area is equipped with water and electricity supply. Automatic gate opening system.

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>148</b> |
| Covered Veranda   | <b>29</b>  |
| Uncovered Veranda | <b>109</b> |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>419</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>238271</b>    |
| Property type     | <b>House</b>     |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

### Location

Region: **Larnaca**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€3 108.00/m²</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: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€460 000 on Jul 25, 2025

