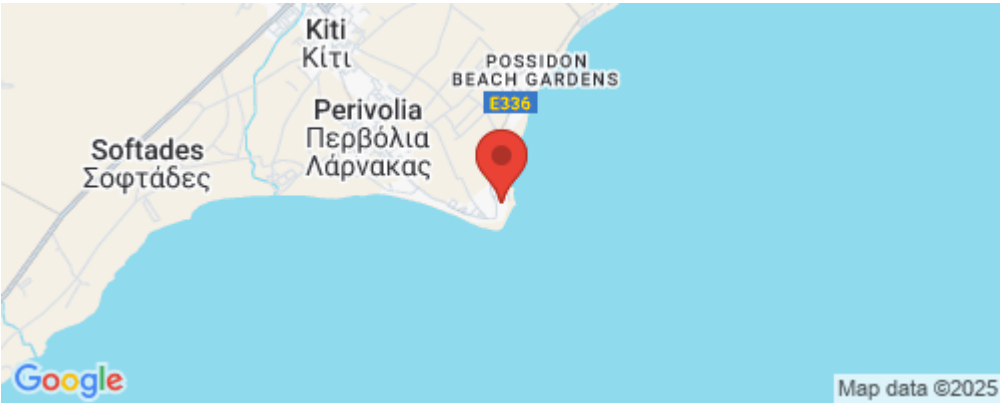


3 Bedroom House for Sale in Pervolia Larnacas

A Coastal Gem – Immaculate Three-Bedroom Detached Home Moments from the Beach



Nestled in a prime coastal location, just a two-minute stroll from the local beach, this immaculate three-bedroom detached home offers the perfect blend of luxury, comfort, and seaside charm.

As you step inside, you are welcomed into a beautifully presented open-plan living space. Beautifully renovated, this area is both stylish and functional, ideal for modern living and effortless entertaining. The contemporary kitchen is a true centrepiece, featuring sleek high-gloss cupboards, generous work surfaces and a central island. The adjoining dining area flows gracefully into a spacious lounge, whic...

| Property Info    |                      | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------------|--|--------------|------------------|-----------|
| Covered Area     | 136                  | Plot area                                      | 150          | Reference Number | 20143     |
| Heating          | Central Heating, Yes | Parking  | Covered, Yes | Property type    | House     |
| Air Conditioning | All rooms, Yes       |  |              | Condition        | Pre-Owned |
|                  |                      |  |              | Bathrooms        | 3         |
| Amenities        |                      | Location                                       |              |                  |           |
| • Guest WC       |                      | Location: Pervolia Larnacas                    |              | Region: Larnaca  |           |
|                  |                      | Coordinates: 34.819441307551 / 33.602707403289 |              |                  |           |

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 456.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€470 000 on Aug 2, 2025

