

## 4 Bedroom House for Sale in Larnaca District

Beachfront furnished 4 bedrooms Detached House in Pervolia area, Larnaca District.

Driving 5 minutes to the Larnaca International Airport and 10 minutes driving to Larnaca city center.

The ground floor consists of an open plan kitchen with electrical appliances, a living and dining area, and guest wc., on the first-floor base 4 bedrooms, two bathrooms. The property has AC units, a heating system, security system, complete with light fittings, and a storage room.

Externally the property has an amazing front sea view, garden, private swimming pool, BBQ corner, covered and uncovered parking, large veranda.

In addition, it has direct access to the beach, fully equ...

### Property Info

Covered Area **270**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1050**  
 Pool **Yes**

### Additional info

Reference Number **238553**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **3**

### Amenities

### Location

Region: **Larnaca**

## Price: €2 100 000 + VAT

VAT for this property is **€235,667** or **€399,000**. 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>~€80 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 778.00/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>MYSAPCE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€2 100 000 on Aug 6, 2025



