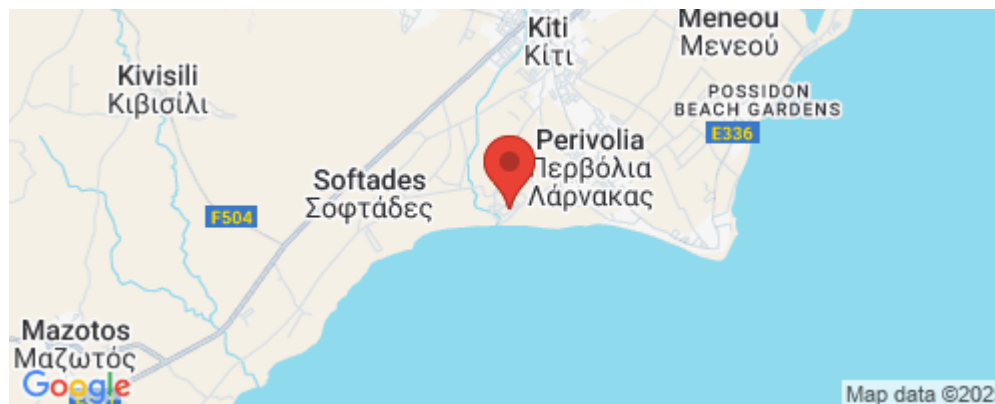


3 Bedroom House for Sale in Larnaca District

Located in the charming coastal village of Pervolia, just 10 minutes from Larnaca city center and 3 km from Kiti, this exclusive two-storey villa offers the perfect blend of Mediterranean elegance and modern comfort. Set on a large plot with landscaped gardens, the property features spacious terraces with captivating sea views, ideal for enjoying Cyprus' year-round sunshine.



Designed for both style and functionality, the villa boasts bright, airy interiors, sun terraces, and balconies for seamless indoor-outdoor living. The generous outdoor space allows for a private swimming pool, barbecue area, and lush garden — perfect for relaxing or entertaining guests.

Key Features...

Property Info

Covered Area	238
Covered Veranda	22
Uncovered Veranda	31
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	1029
Parking	Covered, Yes

Additional info

Reference Number	8592
Property type	House
Bathrooms	4
View	Sea view

Amenities

- Parking

Location

Region: **Larnaca**
Coordinates: **34.822717036808 / 33.565893540279**

Price: €925 000 + VAT

VAT for this property is **€94,132** or **€175,750**. 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	Excluded	Title transfer fee	~€33 600.00	Common expenses	None
		Price per SQM	€3 887.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€925 000 on Aug 16, 2025

