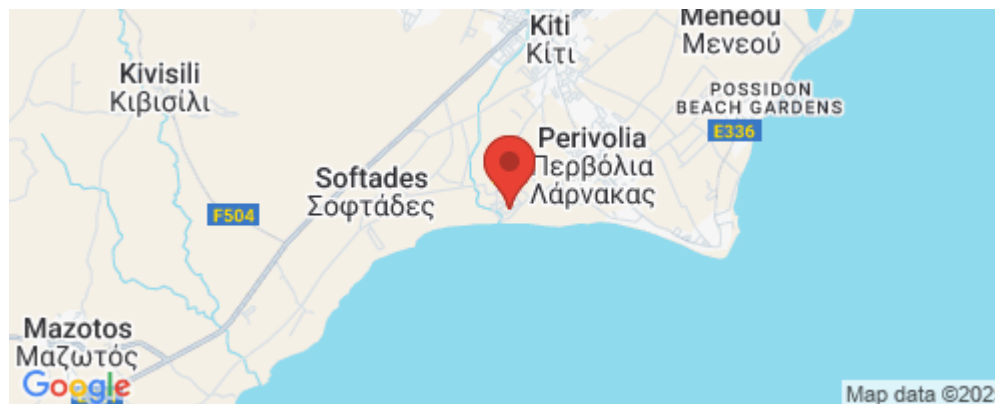


3 Bedroom House for Sale in Larnaca District

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 | 212 |
| Covered Veranda | 19 |
| Uncovered Veranda | 55 |
| Total Number of Floors | 2 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 905 |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|-----------------|
| Reference Number | 8594 |
| Property type | House |
| Bathrooms | 3 |
| View | Sea view |

Amenities

- Parking

Location

Region: **Larnaca**
Coordinates: **34.822558500823 / 33.565582540504**

Price: €735 000 + VAT

VAT for this property is **€66,843** or **€139,650**. 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 | ~€26 000.00 | Common expenses | None |
| | | Price per SQM | €3 467.00/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

€735 000 on Aug 16, 2025



