


## 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	<b>186</b>
Covered Veranda	<b>17</b>
Uncovered Veranda	<b>54</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area **803**

### Additional info

Reference Number	<b>8596</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.823122182938 / 33.565486023333**

## Price: €748 000 + VAT

VAT for this property is **€57,668** or **€142,120**. 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>~€26 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 022.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€660 000 on Aug 16, 2025

€748 000 on Oct 14, 2025

