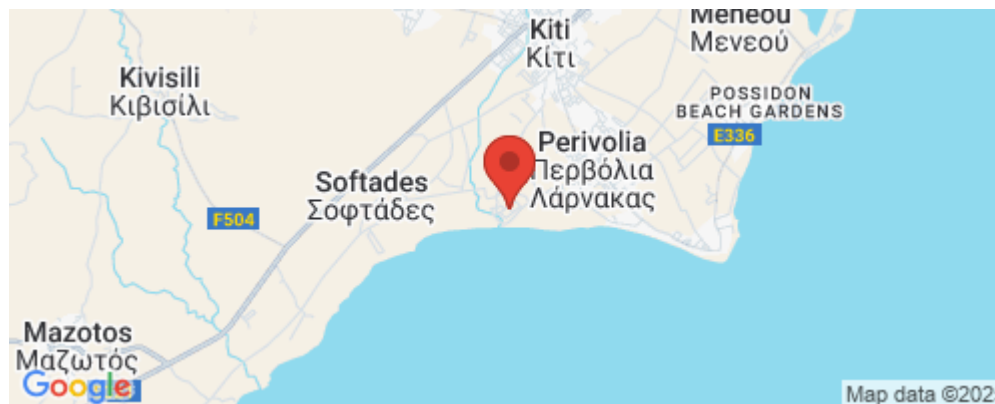


## 3 Bedroom House for Sale in Larnaca District

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		Plot / Area Info		Additional info	
Covered Area	186			Reference Number	8596
Covered Veranda	17			Property type	House
Uncovered Veranda	54	Plot area	803	Bathrooms	3
Total Number of Floors	2			View	Sea view
Energy Efficiency	A				

Amenities	Location
	Region: <b>Larnaca</b>
	Coordinates: <b>34.823122182938 / 33.565486023333</b>

## Price: €660 000 + VAT

VAT for this property is **€50,884** or **€125,400**. 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>~€23 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 548.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€660 000 on Aug 16, 2025

