


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: **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	Excluded	Title transfer fee	~€26 520.00	Common expenses	None
		Price per SQM	€4 022.00/m²		

Representative: RealDeal Estates

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Price change history

€660 000 on Aug 16, 2025

€748 000 on Oct 14, 2025

