


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 | 188 |
| Covered Veranda | 17 |
| Uncovered Veranda | 15 |
| Total Number of Floors | 2 |
| Energy Efficiency | A |

Plot / Area Info

Plot area **818**

Additional info

| | |
|------------------|-----------------|
| Reference Number | 8603 |
| Property type | House |
| Bathrooms | 3 |
| View | Sea view |

Amenities

Location

Region: **Larnaca**

Coordinates: **34.823060530365 / 33.567126203478**

Price: €765 000 + VAT

VAT for this property is **€59,898** or **€145,350**. 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 | ~€27 200.00 | Common expenses | None |
| | | Price per SQM | €4 069.00/m² | | |

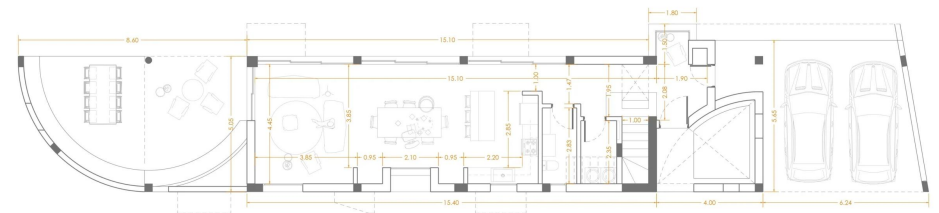
Representative: RealDeal Estates

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

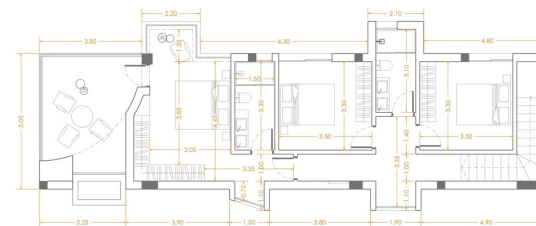
Price change history

€700 000 on Aug 16, 2025

€765 000 on Oct 14, 2025



ΚΑΤΩΦΗ ΙΣΟΓΕΙΟ



ΚΑΤΩΦΗ ΟΡΟΦΟΥ