

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>154</b>			Reference Number	<b>8604</b>
Covered Veranda	<b>14</b>			Property type	<b>House</b>
Uncovered Veranda	<b>45</b>	Plot area	<b>687</b>	Bathrooms	<b>3</b>
Total Number of Floors	<b>2</b>			View	<b>Sea view</b>
Energy Efficiency	<b>A</b>				

<b>Amenities</b>	<b>Location</b>
	Region: <b>Larnaca</b>
	Coordinates: <b>34.823650631375 / 33.567619391111</b>

## Price: €622 000 + VAT

VAT for this property is **€33,362** or **€118,180**. 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 Price per SQM	<b>~€21 480.00</b> <b>€4 039.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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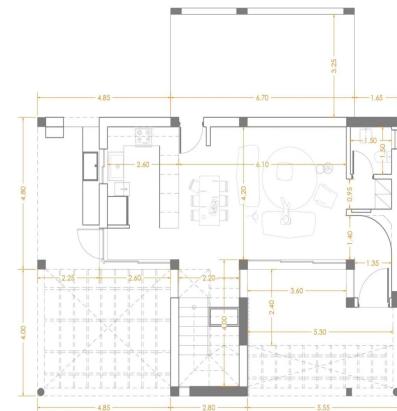
## Representative: RealDeal Estates

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>			

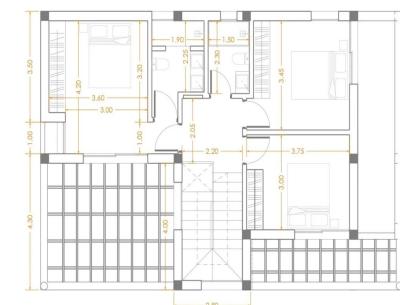
## Price change history

€540 000 on Aug 16, 2025

€622 000 on Oct 14, 2025



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ



ΚΑΤΟΨΗ ΟΡΟΦΟΥ