

## 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		803	Reference Number	8605
Covered Veranda	17	Plot area <b>803</b>			
Uncovered Veranda	54			Property type	House
Total Number of Floors	2			Bathrooms View	3
Energy Efficiency	A				Sea view

Amenities Location

Region: Larnaca

Coordinates: 34.823791550402 / 33.567458717395



Price: €740 000 + VAT

VAT for this property is €57,052 or €140,600. 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 ~€26 200.00

Price per SQM €3 978.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€690 000 on Aug 16, 2025 €740 000 on Oct 14, 2025









