


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	186
Covered Veranda	17
Uncovered Veranda	54
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area **803**

Additional info

Reference Number	8605
Property type	House
Bathrooms	3
View	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	Common expenses	None
		Price per SQM	€3 978.00/m²		

Representative: RealDeal Estates

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Price change history

€690 000 on Aug 16, 2025

€740 000 on Oct 14, 2025

