

## 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	154		Reference Number	8610
Covered Veranda	14		Property type	House
Uncovered Veranda	12	Plot area 670	<b>C</b> ondition	<b>Under Construction</b>
Total Number of Floors	2		Bathrooms	3
Energy Efficiency	Α		View	Sea view

Amenities Location

Region: **Larnaca** 

Coordinates: **34.824161461741** / **33.568135307012** 



**Price: €610 000 + VAT** 

VAT for this property is €32,718 or €115,900. 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 None

Price per SQM €3 961.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€535 000 on Aug 16, 2025 €610 000 on Oct 14, 2025









