

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	154
Covered Veranda	14
Uncovered Veranda	12
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	670
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Additional info

Reference Number	8610
Property type	House
Condition	Under Construction
Bathrooms	3
View	Sea view

Amenities

Location

Region: Larnaca  
Coordinates: 34.824161461741 / 33.568135307012

## Price: €535 000 + VAT

VAT for this property is **€28,695** or **€101,650**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 474.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€535 000 on Aug 16, 2025

