

## 3 Bedroom House for Sale in Limassol

This beachfront villa in Pervolia (Softades), Larnaca, offers direct sea views and spacious living areas. The ground floor features an open-plan living, dining, and kitchen area, along with a guest shower, an additional room, and a large covered veranda by the pool. The upper floor includes three bedrooms, two en-suite bathrooms, and a storage room in the attic. The property is equipped with a double electric garage, an outdoor shower, a barbecue area, central heating, air conditioning, electric blinds, mosquito screens, an alarm system, and photovoltaic panels. Situated on the first line of the sea, it provides direct access to the beach. The main features: 3 bedrooms 3 bathrooms 267 sq....



### Property Info

Covered Area	<b>267</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>821</b>
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### Additional info

Reference Number	<b>B079-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## Price: €1 900 000 + VAT

VAT for this property is **€211,562** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 116.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€1 900 000 on Aug 26, 2025













