

5 Bedroom House for Sale in Larnaca - Kokkines

This five-bedroom villa, located directly on the beachfront near Faros Beach in Pervolia, Larnaca, offers a blend of classic architecture and modern comfort. Situated in a quiet, well-developed area close to the village of Kiti, it provides easy access to the Larnaca-Limassol highway. The elevated plot affords stunning views of the sea. The villa includes an open-plan kitchen, living, and dining area, with one bedroom on the ground floor and four spacious bedrooms, each with en-suite bathrooms, on the upper floor. Double-glazed windows and built-in appliances are featured throughout, along with solar panels for heating the pool water. A BBQ area, garden, and covered parking add to t...



Property Info

Covered Area	346
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	850
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Additional info

Reference Number	C038-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Larnaca - Kokkines Region: **Larnaca**
Coordinates: **34.81819 / 33.60244**

Price: €2 290 000 + VAT

VAT for this property is **€296,112** or **€435,100**. 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	~€88 200.00	Common expenses	None
		Price per SQM	€6 618.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€2 290 000 on Aug 26, 2025



