

## 5 Bedroom House for Sale in Larnaca District

An exclusive collection of beachfront villas within a peaceful gated community offering 16 unique villas for private ownership. The development is located on the east coast of Cyprus, in Pervolia, conveniently situated only 10 minutes from one of the islands' main International Airport and 15 minutes from Larnaka city centre offering entertainment, restaurants and shopping. These beautiful villas which boast an exemplary finish and presented to the highest possible standard, are situated in a private location maintaining a serene and quiet ambience. Careful planning provides extremely comfortable accommodation offering a wealth of living space and ample entertaining area...



### Property Info

Covered Area	<b>675</b>
Covered Veranda	<b>63</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1440</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>2581</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.815853 / 33.601502**

## Price: €4 400 000 + VAT

VAT for this property is **€699,111** or **€836,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 519.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€4 400 000 on Oct 8, 2025



















