

## 3 Bedroom House for Sale in Larnaca District

Located in the burgeoning area of Pervolia, these contemporary villas offer the perfect blend of proximity to serene sandy beaches and the vibrant city centre of Larnaca. The strategic location provides easy access to Larnaca International Airport and the island's major cities via the nearby motorway. The charming village of Kiti, famous for its historical sites as well as its variety of restaurants, cafes and shops, is within a few minutes' drive.

These two exclusive 3-bedroom villas are set on spacious plots, providing residents with ample space to create an inviting outdoor environment for family gatherings, barbecues, or dining. The ground-floor interior boasts an op...

### Property Info

Covered Area	<b>154</b>
Covered Veranda	<b>11</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>260</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7656</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.825609 / 33.584738**

## Price: €430 000 + VAT

VAT for this property is **€23,064** or **€81,700**. 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>~€13 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 792.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€430 000 on Oct 8, 2025



