

### 3 Bedroom House for Sale in Larnaca District

Discover an exciting new development in Larnaca, located in the picturesque neighbourhood of Pervolia. This coastal area is renowned for its magnificent beaches, including the popular Faros beach, which attracts visitors and locals with its leisurely atmosphere and a variety of watersport activities. The neighbourhood has an excellent infrastructure with supermarkets, banks, pharmacies, restaurants, taverns, and cafes - everything you need for entertainment and everyday needs is in close proximity.



This remarkable collection of 3-bedroom luxury villas has been thoughtfully designed to perfectly match its exceptional location overlooking the mesmerising Mediterranean Sea. One o...

#### Property Info

Covered Area	<b>184</b>
Covered Veranda	<b>17</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>796</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>7200</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

Region: **Larnaca**  
 Coordinates: **34.82378 / 33.567685**

## Price: €739 000 + VAT

VAT for this property is **€56,068** or **€140,410**. 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>~€26 160.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 016.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€739 000 on Oct 21, 2025



