

### 3 Bedroom House for Sale in Larnaca District

Located in Pervolia, Larnaca, this beautifully presented 2-bedroom + 1 extra room property is just a few steps from the beach and the Lighthouse pedestrian path. The interior offers 80 m<sup>2</sup> of living space, fully renovated inside and out, with air conditioning in all bedrooms, new thermal windows, and full furnishings throughout.

The layout includes 1 full bathroom with toilet and 1 guest toilet. Outdoor space features a large veranda (36 m<sup>2</sup> total, 20 m<sup>2</sup> covered) plus two uncovered verandas on the upper floor — perfect for relaxing or entertaining.

#### Property Info

Covered Area **80**  
 Furnishing **Furnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **241589**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **1991-2000**  
 Bathrooms **2**  
 View **Sea view**

#### Amenities

- Parking

#### Location

Region: **Larnaca**

**Price: €273 000 + VAT**

VAT for this property is **€13,650** or **€51,870**. 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>~€7 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 413.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€273 000 on Jan 16, 2026





