

### 3 Bedroom House for Sale in Larnaca District

Located in the prestigious coastal area of Pervolia, Larnaca, this exclusive beachfront villa offers a rare opportunity to enjoy refined seaside living with uninterrupted sea views and complete privacy. Positioned on the first line to the sea, the property benefits from a protected frontage with no planned construction ahead, ensuring long-term open views and tranquility.

Designed by a renowned architect, the villa features spacious, light-filled interiors and high-quality finishes throughout. The layout has been carefully planned to combine elegance with everyday comfort, creating an inviting atmosphere ideal for both permanent living and holiday use. The property is fully furnishe...

#### Property Info

Covered Area	<b>185</b>
Covered Veranda	<b>45</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>700</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>242023</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

#### Location

Region: **Larnaca**

**Price: €780 000 + VAT**

VAT for this property is **€59,659** or **€148,200**. 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>€4 216.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€780 000 on Jan 30, 2026

