

## 5 Bedroom House for Sale in Larnaca District

Luxurious Beachfront 5-Bedroom Villa in Pervolia, Larnaca

Just 70m from the sea, this beautifully renovated (2021) five-bedroom detached villa is located in the sought-after Pervolia area, within walking distance to sandy beaches and close to all amenities in Kiti village. It also offers easy access to the Larnaca-Limassol motorway and is only 4km from Larnaca Airport.

The spacious 281sqm home features an open-plan kitchen, living and dining area, one ground-floor bedroom, and four upstairs bedrooms all with en-suite showers. The property includes 6 WCs, air conditioning, central heating, double glazing, and a pressure system.

Outside, enjoy a private swimming pool wit...

### Property Info

Covered Area	<b>346</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>850</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>243967</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

Region: **Larnaca**

## Price: €1 850 000 + VAT

VAT for this property is **€239,217** or **€351,500**. 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>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 347.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 850 000 on Apr 27, 2026



