

Property Code:	A10105	Type:	Sale - House/Villa
Location:	Larnaca - Pervolia	Internal Area:	160 m ²
Plot Area:	400 m ²	Bedrooms:	3
Bathrooms:	3	Status:	Off Plan
VAT:	+ VAT		

Property features:

Covered Parking Detached Sea View Swimming Pool

Description:

Modern 3-Bedroom Villa with Private Pool in Tranquil Pervolia

Discover the perfect blend of modern luxury and coastal living in this exquisite second-row villa for sale in the charming village of Pervolia, Larnaca. Situated just **350 meters from the serene sea**, this property offers both the tranquillity of a premium location and the convenience of being within easy reach of local amenities.

Property Highlights:

Spacious & Modern Living: This beautifully designed villa boasts a **covered area of approximately 160m²**, thoughtfully arranged over two floors. The open-plan living area is bright and airy, featuring high-quality finishes and direct access to the pool and garden—ideal for seamless indoor-outdoor living and entertainment.

Private Swimming Pool: Enjoy absolute privacy in your own enclosed garden, featuring a stunning private swimming pool—your personal oasis for relaxation under the Cypriot sun.

Three Generous Bedrooms: The villa includes three well-proportioned bedrooms. The master bedroom features an en-suite bathroom for a luxurious retreat, while the two additional bedrooms share a stylish family bathroom.

Exclusive Complex: Privacy and peace are assured in this intimate residential complex of only **8 units**, promising a quiet and exclusive community atmosphere.

Convenient Location: Benefit from being just a **10-minute drive (approx. 10km) from Larnaca International Airport**, making international travel effortless. The vibrant Larnaca seafront, with its marina, restaurants, and shops, is also easily accessible.

Additional Features: The property includes **covered parking**, a low-maintenance **400m² plot**, and is delivered with high-standard specifications ready for you to move in.

This is a rare opportunity to own a slice of paradise in one of Cyprus's most sought-after coastal locations. Whether you're looking for a permanent residence, a holiday home, or a strategic investment, this villa promises a lifestyle of comfort, luxury, and convenience.

Contact us today to arrange a private viewing.

Location: Pervolia, Larnaca - 2nd row from sea (350m)

Property Type: 3-Bedroom Villa

Status: For Sale

Covered Area: $\approx 160 \text{ m}^2$

Plot Size: 400 m^2

Key Features: Private Swimming Pool, Covered Parking, En-suite Master Bedroom

Complex: Exclusive development of only 8 units

Distance to Airport: $\approx 10 \text{ km}$ (10-minute drive)



