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<b>Property Code:</b>	A10953	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Pervolia	<b>Internal Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Year of construction:</b>	2000	<b>Status:</b>	Resale

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**Property features:**

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Air Conditioning	Sea View	Title Deeds	Uncovered Parking
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**Description:**

### 3 Bedrooms Semi-Detached Villa in Pervolia or Sale

Discover this beautifully renovated semi-detached home located in the peaceful coastal area of Pervolia, Larnaca. Situated just a few steps from the beach and the scenic Lighthouse pedestrian path, this property offers the perfect blend of comfort, convenience, and seaside living.

The house features two spacious bedrooms along with an additional small room that can be used as a third bedroom, office, or storage space. It includes one fully equipped bathroom with a toilet, as well as a separate guest toilet for added convenience.

With an interior area of 80 m<sup>2</sup>, the home is thoughtfully designed and fully furnished, making it move-in ready. All bedrooms are equipped with air conditioning units, ensuring comfort throughout the year, while new thermal windows enhance energy efficiency and insulation.

Outdoor living is a highlight of this property. Enjoy a large veranda totaling 36 m<sup>2</sup>, with 20 m<sup>2</sup> covered—perfect for relaxing or entertaining. Additionally, the upper floor offers two uncovered verandas, ideal for soaking up the sun and enjoying the coastal breeze.

Located within a quiet residential complex, this home provides privacy and tranquility while still being close to the sea. The property has been fully renovated both inside and out, offering a modern and fresh living environment.

Title deed is available, and there is no VAT applicable, making this an excellent opportunity for both homeowners and investors.

A perfect choice for a holiday home, permanent residence, or rental investment in one of Larnaca's most charming seaside areas.



