

Property Code:	A11618	Type:	Long-term rent - House/Villa
Location:	Larnaca - Pervolia	Internal Area:	242 m ²
Plot Area:	1400 m ²	Bedrooms:	3
Bathrooms:	2	Year of construction:	1994
VAT:	Monthly		

Property features:

Air Conditioning	Detached	Garden	Swimming Pool
Unfurnished			

Description:

Spacious 3-Bedroom Villa with Office & Pool | Close to Beach| Long-Term Rent | Pervolia, Larnaca

A rare opportunity to rent a beautifully appointed, energy-efficient villa with **photovoltaics** in the sought-after coastal village of Pervolia — just 400 metres from the sandy, organised Faros Beach, 9 km from Larnaca International Airport, and 13 km from Larnaca city centre.

Set on a generous 1,400 m² plot with a mature, landscaped garden, this substantial property offers 242 m² of thoughtfully designed interior living space, making it an exceptional choice for families, professionals, or anyone seeking a comfortable long-term home in a prime Larnaca location.

Ground Floor

The ground floor features a bright, open-plan living and dining area, a semi-separated family room, and a dedicated office — ideal for remote work or a private study. The well-equipped kitchen includes a pantry/laundry room for additional storage, and a guest WC completes the layout.

Upper Floor

Three well-proportioned bedrooms occupy the upper level, including a master bedroom with en-suite bathroom. A large family bathroom serves the remaining two bedrooms. All bedrooms open onto spacious balconies, filling the home with natural light and fresh sea air.

Outdoor & Pool Area

A large, newly installed saltwater swimming pool takes centre stage in the outdoor space, surrounded by expansive terraces and a shaded covered porch — perfect for alfresco dining and relaxed entertaining. The mature garden adds privacy and a lush, established feel to the grounds.

Energy Efficiency & Smart Living

The villa is equipped with a photovoltaic system, significantly reducing electricity costs for heating, cooling, and general power use. New electric heating panels and A/C split units are installed throughout, along with blackout roller blinds on all windows and balcony doors.

Security & Connectivity

A professional security alarm system with Brinks patrol monitoring provides peace of mind. High-speed internet connectivity makes the property well-suited for remote work, streaming, and video calls.

Additional Features

- Double underground garage with remote-controlled automatic door
- Dedicated storage room
- New electrical appliances throughout
- Stylish interior and exterior lighting fixtures
- High-speed internet

Rental Terms

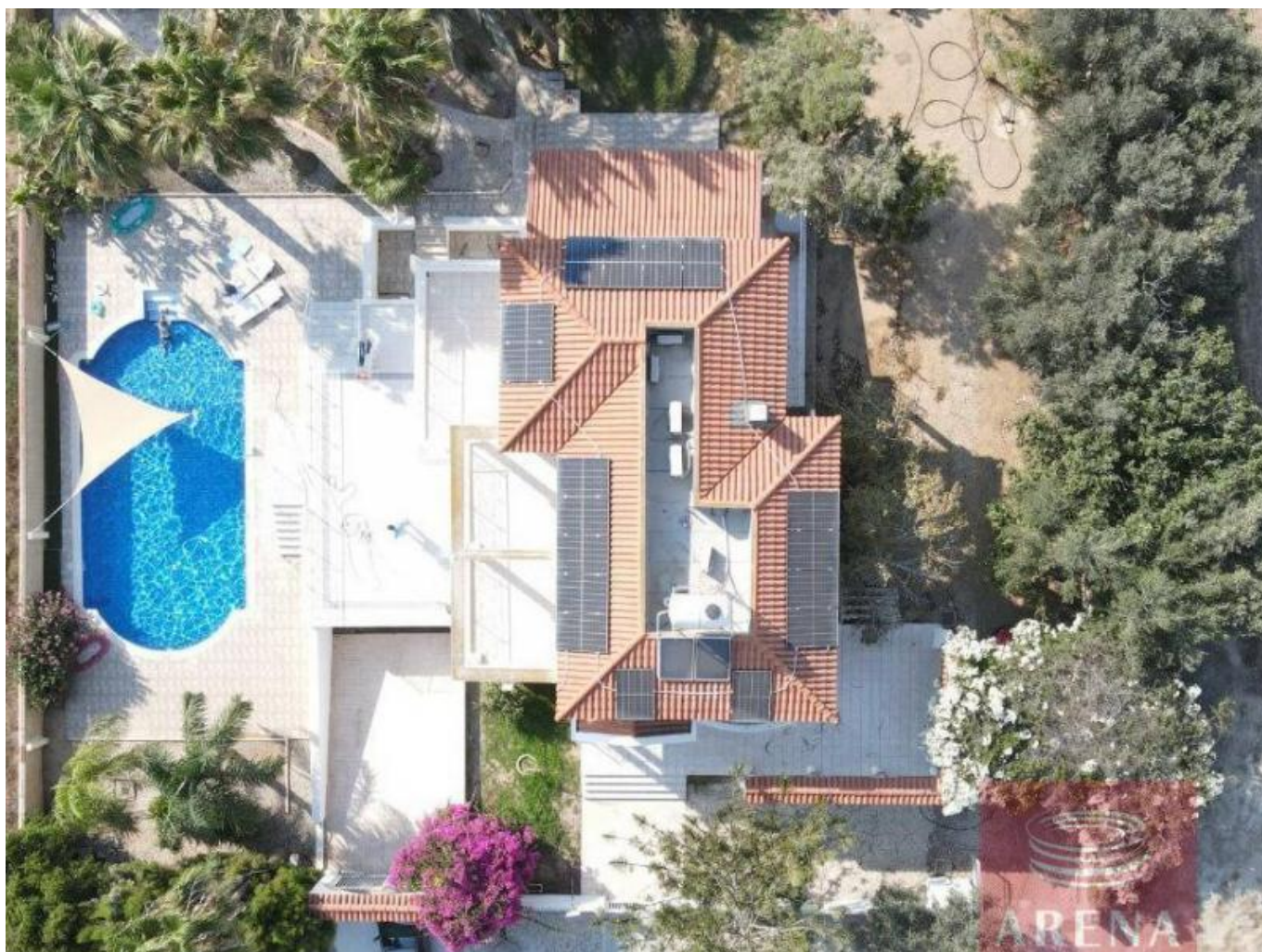
Monthly Rent: €3,150

Maintenance Costs (pool, garden & alarm system): €300/month

Total Monthly Cost: €3,450

**LARGE VILLA FOR RENT IN PERVOLIA
CLOSE TO THE BEACH**

€ 3 150 /month



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