# 3 Bedroom Villa on the Beach

**FOR SALE - € 2,700,000 EUR**



https://www.mayfaircyprus.net/p/260649

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| Prop No. | **260649** |
| City: | **Larnaca** |
| Area: | **Pervolia** |
| Bedrooms: | **3 Bedrooms** |
| Bathrooms: | **3 Baths** |
| Covered area: | **220 $m^2$** |
| Year built: | **2010** |
| Plot: | **760 $m^2$** |
| Title deeds: | **Yes** |
| Property Type: | **Detached** |
| Condition: | **Resale** |

Discover an exceptional beachfront lifestyle with this stunning 3-bedroom luxury villa, perfectly positioned within an exclusive gated development. Built in 2010 to the highest standards, this remarkable home offers 220 sqm of beautifully designed internal living space on an impressive 760 sqm beachfront plot—a truly rare opportunity with direct access to the sea.

From the moment you arrive, the quality and attention to detail are evident. The spacious open-plan living, dining, and kitchen area has been designed for both comfort and entertaining, with large windows that maximise the breathtaking sea views. The bespoke Italian marble kitchen is complemented by a premium range cooker, creating the perfect space for any cooking enthusiast.

The villa is being sold fully furnished with elegant, high-quality furniture, allowing the new owners to move straight in and enjoy this exceptional home.

The ground floor features a generous double bedroom and a guest WC, making it ideal for visitors or multi-generational living. Upstairs, a spectacular landing overlooks the private pool and the Mediterranean Sea, creating a wonderful sense of space and light. The luxurious master suite boasts an open-plan en-suite bathroom, while a further spacious double bedroom is served by a stylish family bathroom.

Outside, the beautifully landscaped gardens surround a private swimming pool, providing the perfect setting for relaxing or entertaining while enjoying uninterrupted sea views.

This outstanding property also benefits from an extensive list of premium features, including:

Title deeds available
Private swimming pool and landscaped garden
Direct beachfront location
Gated development
Underfloor heating
VRV air conditioning system
Photovoltaic solar system
Security camera system
Electric shutters
Fly screens throughout
High-quality finishes and fixtures

Beachfront villas of this calibre, offering generous plot sizes, luxury specifications, and title deeds, are exceptionally rare. Whether as a permanent residence, holiday home, or investment, this is a unique opportunity to own a truly remarkable property in one of the most sought-after coastal locations.

**Property features**

- Alarm System
- BBQ Area
- Fly Screen
- Garden
- Marble Flooring
- On the Beach
- Photovoltaic Panels
- Private Pool

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