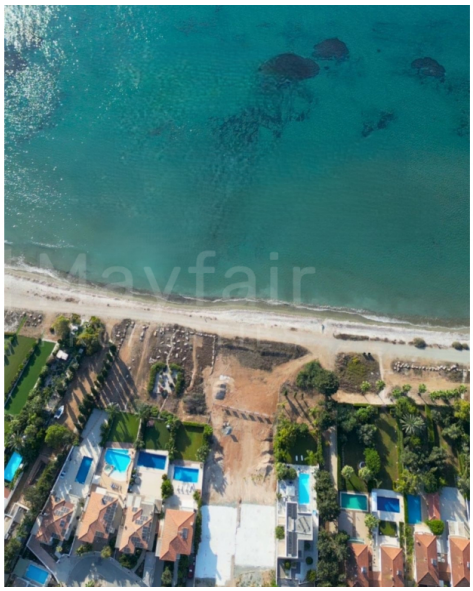
5 Bedroom Beachfront Villa in Pervolia

FOR SALE - € 3,490,000 + VAT EUR



https://www.mayfaircyprus.net/p/900029

Prop No.	**900029**
City:	**Larnaca**
Area:	**Pervolia**
Bedrooms:	**5 Bedrooms**
Bathrooms:	**5 Baths**
Covered area:	**320 m^2**
Uncovered Veranda:	**15 m^2**
Covered Veranda:	**71 m^2**
Plot:	**854 m^2**
Title deeds:	**After construction**
Property Type:	**Detached**
Condition:	**New**

Exceptional beachfront villa in Pervolia, Larnaca, only 50 m from the beach, part of a beautifully designed complex of detached homes in a prime seafront location offering privacy, tranquility, and stunning views. Just 4 km from Larnaca International Airport and 6 km from the town centre, with easy access to all amenities.

This modern 5-bedroom detached villa sits on a spacious 854 sq.m. plot and includes 320 sq.m. of internal covered area, 71 sq.m. of covered verandas, and 15 sq.m. of uncovered verandas. The ground floor features a spacious living and dining area, separate fully fitted kitchen with Italian units and granite worktops, ceramic tile flooring, guest toilet, and one en-suite bedroom.
Upstairs, there are four en-suite bedrooms including a master suite with private wardrobes and balconies, along with a family bathroom. The rooftop terrace includes a pergola, bar, and Jacuzzi.

Additional features: air conditioning units, underfloor central heating, covered parking, overflow private swimming pool (5m x 12m), outdoor shower, photovoltaic system, alarm system, electric gated entrance, and energy efficiency class A+.

Property under Construction. Delivery in 12 months.
In case of this property is sold to a natural person for permanent resident purposes in Cyprus the buyer can claim 5% VAT until June 2026.

Property features

- Air Conditioning
- Alarm System
- BBQ Area
- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Fire Place
- Garden
- Gazebo/Pergola
- Granite Worktop
- Guest W.C
- Jacuzzi
- Main Bathroom
- On the Beach
- Outside Shower
- Photovoltaic Panels
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Sea View
- Separate Fitted Kitchen
- Solar Panels
- Under Floor Heating
- Walk in Wardrobes

Mayfair Properties
Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com