



## Three bedroom Bungalow Pervolia Area

E336, Perivolia Larnakas 7560, Cyprus

For Sale : € 445,000

### Description

Beautiful single-level villa with 120 sq.m. internal covered area, set on a 410sqm Plot.

Located in a secure gated community just 200 meters from the beach and only 7 minutes from the airport, offering the perfect balance between privacy and convenience.

Residents enjoy access to a private clubhouse featuring a swimming pool, gym, padel court, yoga room, playground, and co-working space.

Ideal for permanent residence, holiday home, or investment.

For more information or to arrange a viewing, please contact us.

### Details

Property Type: **House**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Bungalow**

Construction Year: **2026**

WC Bathrooms: **2**

Town Planning Zone: **Residential**

Bedrooms: **3**

Living Rooms: **1**

Construction Stage: **Under Construction**

Bathrooms: **2**

Covered Parking: **2**

### Area

Covered Area: **120m<sup>2</sup>**

Plot Area: **400m<sup>2</sup>**

### Energy & Heating

Heating Type: **Autonomous Heating System**

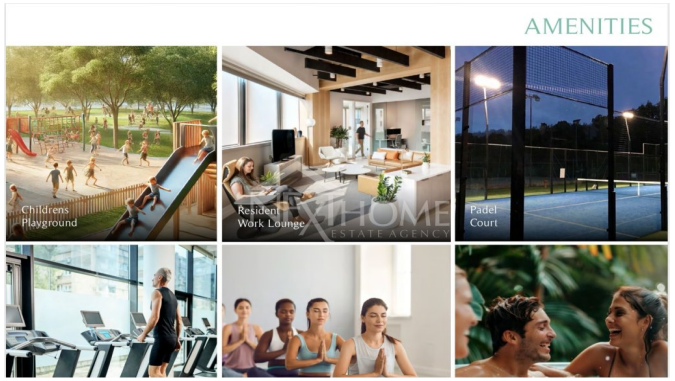
Energy Efficiency Grade: **A**

Cooling Type: **Autonomous Cooling System**

### Further Details

Alarm, Pets Allowed, Common Swimming Pool, Private Swimming Pool, Storage Space, Smart Home, Air Condition, Solar Water Heater

# Gallery



### WHY A RESIDENCE IN CYPRUS?

✔ Strategic location with good connectivity	✔ High Quality of Life - 300 days per year of sun, beautiful beaches, good food & friendly people.	✔ Low crime rate
✔ Legal and Regulatory Framework- Based on English Common Law principles	✔ EU Member State and Member of the European Monetary Union	✔ Tax System- Corporate income tax at 12.5%
✔ No tax on Dividends for foreigners	✔ Exemption on disposal of "securities" (e.g. shares, bonds, debentures)	✔ No succession taxes
✔ Attractive IP	✔ Personal tax	✔ Incentives for

### THE ADVANTAGES OF INVESTING IN CYPRUS

✔ Financial security Purchasing quality real estate in Cyprus, a stable country with English law and an established land registry is a safe and effective solution.	✔ Value appreciation A growing international community, favorable taxation, developing infrastructure and a growing presence of global companies make Cyprus a desirable investment destination.
✔ Yielding property When you are not using the villa for a family vacation, it can generate a good return through short term rentals by a professional management company.	✔ Permanent residency Buying a property in Cyprus over €300,000 allows buyers to obtain the status of permanent residence.

### YOUR PEACE OF MIND

### INVEST & SIT BACK WHILE WE DO THE REST

✔ Buy your holiday or residential home & invest your money- hassle free	✔ Our management company can take care of everything.
✔ Renting, cleaning, maintenance	✔ Combine Business with pleasure