



## Fabulous 4 Bedroom Villa - Pervolia, Larnaca



### Agent Info

|                                     |  |
|-------------------------------------|--|
| Naam:                               | Thekla Papouri   |
| E-mailadres:                        | info@elegantcyprusproperties.com   |
| Bedrijfsnaam:                       | Elegant Cyprus Properties  |
| Mistlampen:<br>Experience<br>since: | Cyprus<br>2000   |
| Service Type:                       | Selling a Property   |
| Specialties:                        | Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other       |
| Property Type:                      | Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other |
| Telefoon:                           | +357 (999) 730-34  |
| Languages:                          | English, Greek   |
| Website:                            | <a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>      |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 850,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Cyprus     |
| Staat/Regio/Pronvincie:     | Larnaka    |
| Plaats:                     | Larnaca    |
| Geplaatst:                  | 28-07-2023 |
| Omschrijving:               |            |

This superb seafront villa is located in Pervolia, Larnaca

Pervolia is a village just on the outskirts of Larnaca, in ancient times it was the resting place of kings and the wealthy, named after the Greek word "pervoli" for its abundant gardens and successful agriculture. The village has numerous historic sites from lighthouses to Venetian watchtowers, all of which have in recent years been thoughtfully linked with cycle routes and coastal pathways. Today Pervolia provides a more traditional and relaxed village lifestyle while still being close enough to Larnaca to make use of all



its facilities on a daily basis. Larnaca is situated on the southern Coast of Cyprus and is home to the country's primary airport. There is no shortage of things to do in Larnaca. The city boasts stunning beaches, a huge variety of bars and restaurants, a marina and a top-ten rated shipwreck dive site.

Part of a brand new development which is set among beautiful agricultural land, and just metres away from the sea, this incredible 4 bedroom villa offers a unique living environment. Featuring an attractive design that perfectly merges contemporary styling with more traditional building elements that blend seamlessly with its surroundings, residents can expect spacious interiors and wonderful outdoor areas. The villa incorporates all of the modern comforts that one would expect from a property of this stature including a VRV system and underfloor heating. Rated Category A for energy efficiency, homeowners will reap the benefits financially, as well as knowing that they are contributing to a healthier environment. Furthermore, each of the eight properties on the development have access to communal agricultural land where a number of vegetables, trees and herbs will be grown. This land also includes a large barbecue area that is perfect for relaxing with family and friends.

The ground floor has an open plan layout with living, dining and kitchen areas. Floor to ceiling patio doors mean that the outside of the property is never far from reach, as each of these areas lead directly out to a covered veranda adjacent to the swimming pool. There is also a separate room that could be used as an office or a bedroom, and a guest toilet with a shower to complete this floor.

Three more bedrooms are located upstairs, the master of which has en-suite facilities, along with a shared bathroom.

Outside, residents can relax in their own private oasis, and take full advantage of the Mediterranean al fresco lifestyle. Bask in the sunshine around the swimming pool, or retreat to the covered seating area for an afternoon sundowner. And not forgetting the unique communal facilities mentioned earlier.

The villa itself combined with the seafront location and special agricultural land arrangement makes this a property that really stands out from the crowd.

## **Features:**

- Energy Performance Category A
- Covered parking
- External shower
- Communal Agricultural land with vegetables, trees and herbs



- Big BBQ area in the agricultural plot
- Thermal insulation

### **Distances:**

- 200 meters to the nearest beach
- 16km from Larnaca city center

### **Algemeen**

Slaapkamers: 4  
Badkamers: 3  
Afgewerkte vierkante meter: 169 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.703.839



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