

## 3 Bedroom Apartment for Sale in Larnaca District

The property is located on cliffs in Pervolia, Larnaca. It boasts a view of the Mediterranean Sea off the Cape Kiti Peninsular and a scenic landscape. The property sits opposite the Faros Lighthouse and is in proximity to the picturesque village centre of Pervolia.

### Property Details:

- Apartment Number: 01
- Size: Covered area 139.7m<sup>2</sup>, garden area 640m<sup>2</sup>, parking 39.9m<sup>2</sup>
- Number of Bedrooms & Bathrooms: 3 Bedrooms, 3 bathroom.
- Features: Private overflow swimming pool, spacious garden area, covered parking.

NO applicable VAT

Ready Title Deed

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>140</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>238703</b>
Energy Efficiency	<b>B</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€19 000.00</b> <b>€4 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€560 000 on Oct 27, 2025



