

## 3 Bedroom Apartment for Sale in Larnaca District

Welcome to a truly exceptional residential project offering resort-style amenities, including a swimming pool, gym, children's playground, and a  beautifully designed square. Ideally located in the charming coastal area of Pervolia, just moments from the Mediterranean Sea and sandy beaches, the development presents an exclusive collection of 19 thoughtfully designed premium apartments. Surrounded by lush green fields and scenic mountain views, Pervolia is celebrated for its natural beauty, tranquil atmosphere, and authentic character. The area is rich in historical and cultural attractions, while prestigious private schools such as Pascal and the American Academy are just a 15-minu...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>151</b>                     |
| Covered Veranda        | <b>43</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |                  |                           |
|---------|---------------------|------------------|---------------------------|
| Pool    | <b>Common, Yes</b>  | Reference Number | <b>16285</b>              |
| Parking | <b>Covered, Yes</b> | Property type    | <b>Apartment</b>          |
|         |                     | Condition        | <b>Under Construction</b> |
|         |                     | Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.832145 / 33.584433**

## Price: €405 000 + VAT

VAT for this property is **€20,625** or **€76,950**. 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<br>Price per SQM | <b>None</b><br><b>€2 682.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€405 000 on Feb 3, 2026







