


### 3 Bedroom Apartment for Sale in Aradippou, Larnaca District

This modern 3-bedroom apartment in Tsakilero, Larnaca, offers a spacious open-plan layout with contemporary finishes throughout. Large windows fill the living space with natural light, and the private balcony provides a relaxing outdoor retreat. 

The apartment includes a dedicated parking bay and a ground-floor storage room for added convenience. Situated in a quiet residential area near Larnaca Salt Lake, it is less than 3km from the city’s Blue Flag beaches and close to top schools, shopping, and major highways, ensuring excellent connectivity and a well-rounded lifestyle.

#### Property Info

Covered Area **127**  
 Covered Veranda **20**  
 Floor Number **1**  
 Total Number of Floors **3**  
 Energy Efficiency **A**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **3259**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Aradippou Region: **Larnaca**  
 Coordinates: **34.939166974748 / 33.592150910403**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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.

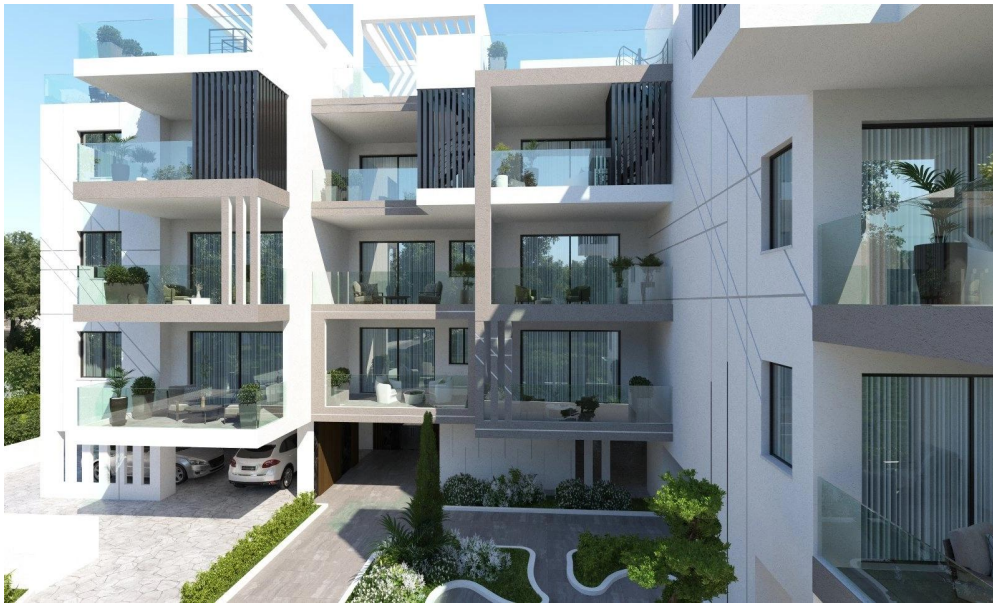
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 969.00/m<sup>2</sup></b>		

## 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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

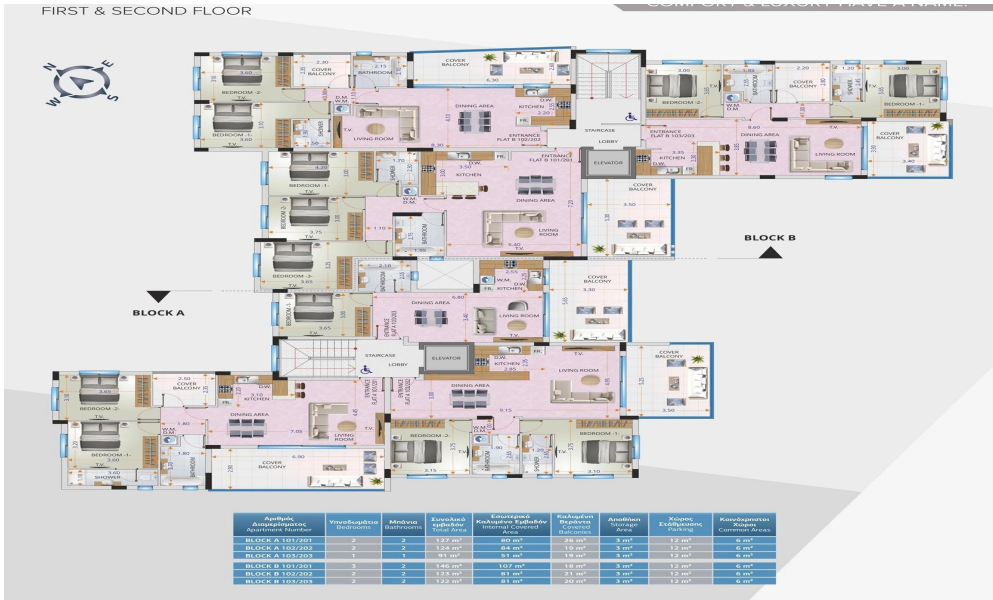
€250 000 on Mar 22, 2024



FIRST & SECOND FLOOR



- LEGEND**
- = STORAGE ROOM
  - = ELECTRICITY ROOM
  - = REFUSE AREA
  - = MAIL BOXES
  - = ENTRY PHONE



Αριθμός Διαμερισμάτων	Υπόγειο/Επίγειο	Καθόλου Βαλκόνια	Συνολικό Εμβαδόν	Συνολικό Καλυμμένο Εμβαδόν	Συνολικό Εμβαδόν Κοινόχρηστων Χώρων	Αρμόδια Ύψος	Μέγιστο Έξωτερικό Πλάτος	Κατασκευαστική Κατηγορία
BLOCK A 101/201	2	2	1.27 m <sup>2</sup>	80 m <sup>2</sup>	26 m <sup>2</sup>	3 m <sup>2</sup>	1.2 m <sup>2</sup>	6 m <sup>2</sup>
BLOCK A 102/201	2	2	1.26 m <sup>2</sup>	80 m <sup>2</sup>	19 m <sup>2</sup>	3 m <sup>2</sup>	1.2 m <sup>2</sup>	6 m <sup>2</sup>
BLOCK A 103/201	1	4	93 m <sup>2</sup>	53 m <sup>2</sup>	19 m <sup>2</sup>	3 m <sup>2</sup>	1.2 m <sup>2</sup>	6 m <sup>2</sup>
BLOCK B 101/201	3	2	1.42 m <sup>2</sup>	107 m <sup>2</sup>	19 m <sup>2</sup>	3 m <sup>2</sup>	1.2 m <sup>2</sup>	6 m <sup>2</sup>
BLOCK B 102/201	3	2	1.28 m <sup>2</sup>	83 m <sup>2</sup>	21 m <sup>2</sup>	3 m <sup>2</sup>	1.2 m <sup>2</sup>	6 m <sup>2</sup>
BLOCK B 103/201	3	2	1.22 m <sup>2</sup>	81 m <sup>2</sup>	20 m <sup>2</sup>	3 m <sup>2</sup>	1.2 m <sup>2</sup>	6 m <sup>2</sup>

