

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

A complex under construction in the area of Agios Nikolaos, Larnaca. The complex is a modern 5-storey building consisting of 10 apartments. Each floor is divided into two spacious apartments. The penthouses on the upper floors offer spectacular views of the panoramas of the Salt Lake and the large Patticheio Park. There is a parking space and a storage room on the ground floor. The building has an elevator. The good location of the complex is close to all amenities: shops, a cinema, a park, the airport is just a 10-minute drive and a 9-minute drive to the popular Finikoudes beach.



### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>95</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>5</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>7388</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Elevator

### Location

**Location:** Aradippou  
**Coordinates:** **34.913467 / 33.603519**

Region: **Larnaca**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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 | <b>~€11 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 789.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€360 000 on Apr 13, 2024



