

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

## 2-Bedroom Penthouses in Aradippou, Larnaca



The top-floor penthouses of this elegant five-storey building in Agios Nikolaos, Aradippou, offer a unique opportunity to enjoy elevated living with panoramic views. Each 2-bedroom penthouse features a spacious internal layout, designed to maximize light and functionality, with expansive private verandas offering unobstructed vistas over the Larnaca Salt Lake and the lush Pattickeio Park.

These penthouses combine contemporary aesthetics with comfortable living, including open-plan living areas, modern kitchens with quality materials, and ensuite master bedrooms. Large windows ensure bright interiors throughout the day, and the gener...

| Property Info          |           | Plot / Area Info |                     | Additional info   |                  |
|------------------------|-----------|------------------|---------------------|-------------------|------------------|
| Covered Area           | <b>80</b> |                  |                     | Reference Number  | <b>231256</b>    |
| Floor Number           | <b>5</b>  |                  |                     | Property type     | <b>Apartment</b> |
| Total Number of Floors | <b>5</b>  | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2026</b>      |
| Energy Efficiency      | <b>A</b>  |                  |                     | Bathrooms         | <b>3</b>         |

| Amenities | Location  |                        |
|-----------|---|------------------------|
| • Parking | <b>Location:</b> Aradippou<br><b>Coordinates:</b> 34.913467 / 33.603519 | Region: <b>Larnaca</b> |

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b><br><b>€4 125.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€330 000 on Jun 3, 2024



