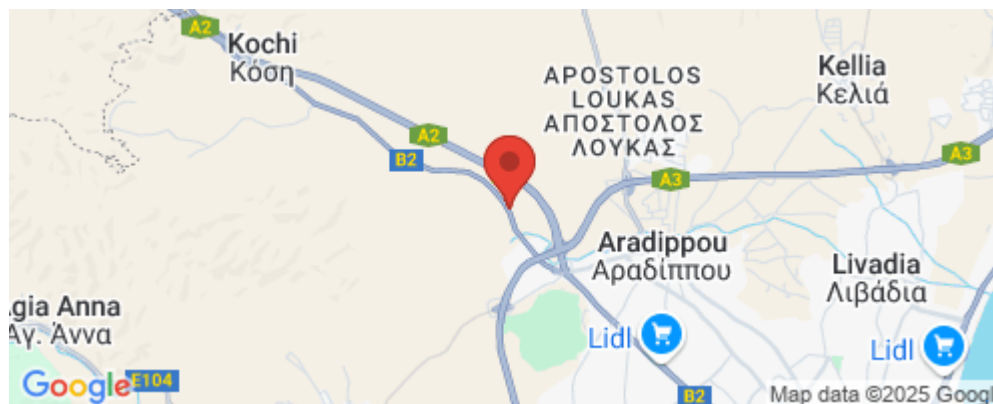


## 3 Bedroom House for Sale in Aradippou, Larnaca District

Adorable, Three Bedroom House for Sale in Aradippou Area, Larnaca. Amazing Location, opposite to Pascal English school, close to all amenities including Greek and English schools, supermarkets, bank, shops, etc. In addition, it has good access to the Municipality center and the city of Larnaca. It is a quiet and attractive neighborhood with very good access to both the motorway and the city center.



The ground floor of the property consists of a separate kitchen, dining and living area. On the upper floor you can find three bedrooms, two bedrooms is en suite, and one common bathroom with wc. Externally the property consists of a maid's room with shower and kitchen and a landscaped...

### Property Info

Covered Area	<b>350</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1200</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>41671</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Garden

### Location

**Location:** Aradippou      Region: **Larnaca**  
**Coordinates:** **34.958435 / 33.5644957**

## Price: €1 200 000 + VAT

VAT for this property is **€156,000** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 429.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€1 200 000 on Aug 5, 2024





