

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

This 3 Bedroom apartment is located in the very exclusive and prestigious urban area in Larnaca less than 3 kilometres to the Larnaca Beachfront Blue Flag Beaches. 

The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. The project is very near to schools, walking distance to Lidl Supermarket and the Metropolis Mall and with immediate access to highways to Nicosia, Limassol, Paphos and Ammoxostos. The Famous Kamares Aquaduct and Larnaca Salt Lake and Cineplex Entertainment Complex is in close proximity.

This Residences Block D' has been fully designed and studied by our professional team of Arc...

| Property Info          | Plot / Area Info | Additional info           |
|------------------------|------------------|---------------------------|
| Covered Area           | <b>131</b>       | Reference Number          |
| Covered Veranda        | <b>31</b>        | <b>232197</b>             |
| Uncovered Veranda      | <b>9</b>         | Property type             |
| Floor Number           | <b>2</b>         | Condition                 |
| Total Number of Floors | <b>3</b>         | Construction Year         |
| Energy Efficiency      | <b>A</b>         | <b>Under Construction</b> |
|                        |                  | <b>2026</b>               |
|                        |                  | Bathrooms                 |
|                        |                  | <b>2</b>                  |

| Amenities  | Location   |                        |
|------------|--|------------------------|
| • Elevator | <b>Location:</b> Aradippou<br><b>Coordinates:</b> <b>34.93413853849103 / 33.59872471760358</b> | Region: <b>Larnaca</b> |

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€1 832.00/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

€240 000 on Aug 8, 2024



