

## 6+ Bedroom House for Sale in Aradippou, Larnaca District

Elegant, Six Bedroom House for Sale in Aradippou Area, Larnaca. 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 an open plan kitchen, a large living & dining area, one bedroom with shower en suite, 1wc and a kitchenette, one guest toilet A/C, central heating and storage room.

On the upper floor you can find five more bedrooms with one en suite shower in the master bedroom, one main bathroom, 2wc a...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>400</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>3345</b>         |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>40558</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Guest WC

### Location

**Location:** Aradippou  
**Coordinates:** **34.953002247304 / 33.60270201122**

Region: **Larnaca**

## Price: €1 250 000 + VAT

VAT for this property is **€171,875** or **€237,500**. 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>~€46 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 125.00/m²</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

€1 250 000 on Aug 9, 2024

























