

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

Four Bedroom Villa for Sale in Aradippou, Larnaca. Only 3 km away from the new Larnaca Metropolis Mall. Close to all amenities such as schools, supermarkets, banks, bakeries, pharmacy bus service etc. A 12-minute drive to Larnaca Town Center, the harbor and the beach. Easy access to Larnaca, Nicosia, Ayia Napa motorway without getting delayed in traffic.



The internal covered area is 350 sq m. from a land of 900sq m. The property consists on the ground floor a separate Living-dining area with fire place and separate kitchen area, guest toilet with shower and one bedroom. On the First floor is a big on common toilet with bathroom and three bedrooms one of them with en suite shower, ...

### Property Info

Covered Area **350**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **900**  
Parking **Covered, Yes**

### Additional info

Reference Number **43753**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Guest WC

### Location

**Location:** Aradippou Region: **Larnaca**  
Coordinates: **34.9505482 / 33.5862926**

**Price: €530 000 + VAT**

VAT for this property is **€68,900** or **€100,700**. 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	<b>~€17 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 514.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€550 000 on Aug 9, 2024  
€530 000 on Apr 10, 2025













