

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

For sale 1 completely independent villa.

It is located in Aradhippou area It consists of 1 completely independent residence.

It has easy and direct access to the highway connecting all cities of Cyprus.

This residence consists of an open plan spacious living and dining room, a kitchen with dining area, a guest toilet on the ground floor and also a playroom or office room can be configured according to the needs of each family.

The first floor consists of an en-suited master bedroom along with three other bedrooms, a washing machine area and the main bathroom.

The villa boasts a large external area which is measure 16m \* 10m.

Interior Spaces: (201m<sup>2</sup> +34...



### Property Info

Covered Area	<b>273</b>
Covered Veranda	<b>34</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>462</b>
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### Additional info

Reference Number	<b>232737</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Aradippou Region: **Larnaca**

Coordinates: **34.946299 / 33.587864**

## Price: €550 000 + VAT

VAT for this property is **€62,192** or **€104,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 015.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€450 000 on Sep 7, 2024  
 €550 000 on Jun 24, 2025

