


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

Modern Two-Bedroom Apartment with Study and Large Veranda – Aradippou, Larnaca 

Situated in a quiet and well-connected residential enclave of Aradippou, this modern apartment offers a spacious and thoughtfully designed layout with two bedrooms plus a study. Just minutes from the Metropolis Mall and with convenient access to the highways for Nicosia and Limassol, the location provides a perfect balance of urban accessibility and neighborhood tranquility.

#### Design & Interior Features

The apartment showcases a contemporary design, enhanced by high-quality finishes such as granite kitchen countertops, walk-in ensuite showers, and double-glazed thermal aluminum windows a...

#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>102</b> |
| Covered Veranda   | <b>22</b>  |
| Floor Number      | <b>2</b>   |
| Energy Efficiency | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>231671</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Aradippou  
 Coordinates: **34.931956809428584 / 33.60007958853614**

Region: **Larnaca**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€2 745.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€300 000 on Sep 10, 2024

€280 000 on Aug 2, 2025

