

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

The house is on 4 floors: basement/ garage, ground floor, first floor, loft.

Villa is built in 2010, was renovated in 2018, strong solid building, construction work proven by time.

- \* 5 bedrooms
- \* 5 bathrooms
- \* 300 m2 internal
- \* Plot size 870 m2
- \* Pool with jacuzzi 12x6 m
- \* Wooden gazebo of 16 m2
- \* Covered veranda with sliding doors
- \* Very private location because of a big garden and grown trees
- \* Walking distance to Pascal Private English School
- \* Detached \*\*Guest house of 32m2 \*\*
- \* Finish sauna and Steam room
- \* Oak real wood floors
- \* Fire place
- \* \*Garage of 60 m2 \*and covered parking for 3 cars...



### Property Info

Covered Area	<b>300</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>870</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7746</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Guest WC

### Location

**Location:** Aradippou      Region: **Larnaca**  
**Coordinates:** **34.95087420688 / 33.565236565082**

## Price: €1 175 000 + VAT

VAT for this property is **€141,000** or **€223,250**. 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>~€43 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 917.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 500 000 on Sep 20, 2024  
€1 300 000 on Nov 19, 2024  
€1 175 000 on Oct 7, 2025

















