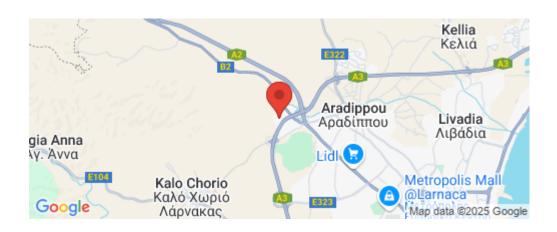


## **5 Bedroom House for Sale in Aradippou, Larnaca District**

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 12×6 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		Plot / Area Info		Additional info	
Covered Area	300	Diet area	870	Reference Number	7746
Furnishing	Furnished	Plot area			_
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned

Amenities	Location	
Guest WC	Location: Aradippou	Region: <b>Larnaca</b>

Coordinates: 34.95087420688 / 33.565236565082



Price: €1 300 000 + VAT

VAT for this property is €156,000 or €247,000. 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	Excluded	Title transfer fee	~€48 600.00		Nama
		Price ner SOM	€4 333.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kadis Estates**

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

Phone: **+35722344842** 

## **Price change history**

€1 500 000 on Sep 20, 2024 €1 300 000 on Nov 19, 2024





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