

## 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

|                  |                                |
|------------------|--------------------------------|
| 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>7747</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |

### Amenities

- Guest WC

### Location

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

Region: **Larnaca**

## 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 | <b>Excluded</b> | Title transfer fee | <b>~€48 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 333.00/m²</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>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€1 500 000 on Sep 25, 2024  
 €1 300 000 on Nov 19, 2024

















