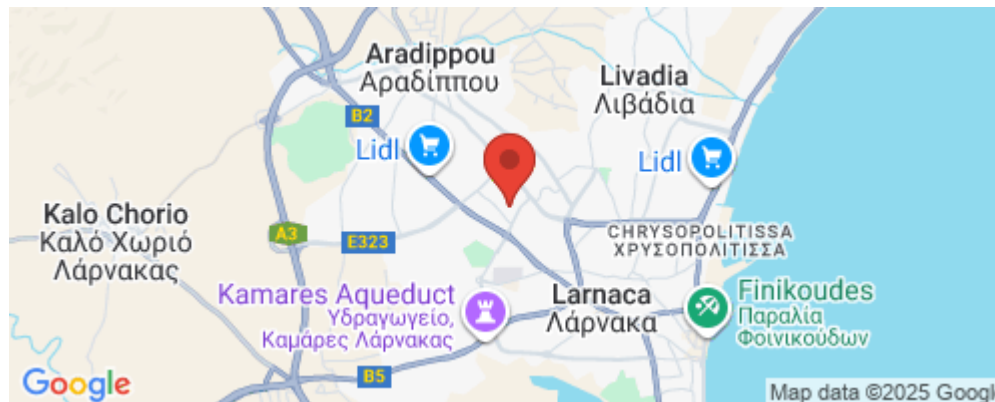


## 2 Bedroom Apartment for Sale in Larnaca District

Nestled in the serene Aradippou area of Larnaca, this exceptional residential project offers a prime location with seamless access to essential amenities and popular attractions, including the renowned Metropolis Mall.

The development comprises elegantly designed two-bedroom apartments, each featuring two bathrooms and spacious, contemporary interiors. Residents of the fourth-floor benefit from the added luxury of spacious covered balconies and exclusive rooftop terraces – perfect for relaxation or entertaining while enjoying panoramic views of the city. Each apartment is equipped with an allocated parking space and a storage room on the ground floor for ultimate convenience.<...



### Property Info

### Plot / Area Info

Covered Area **104**

### Additional info

Reference Number **f16600**

Property type **Apartment**

Construction Year **2027**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9325 / 33.6046**

## Price: €205 000 + VAT

VAT for this property is **€10,250** or **€38,950**. 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>~€4 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 971.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€185 000 on Jan 15, 2025

€190 000 on Feb 22, 2025

€205 000 on Sep 22, 2025



