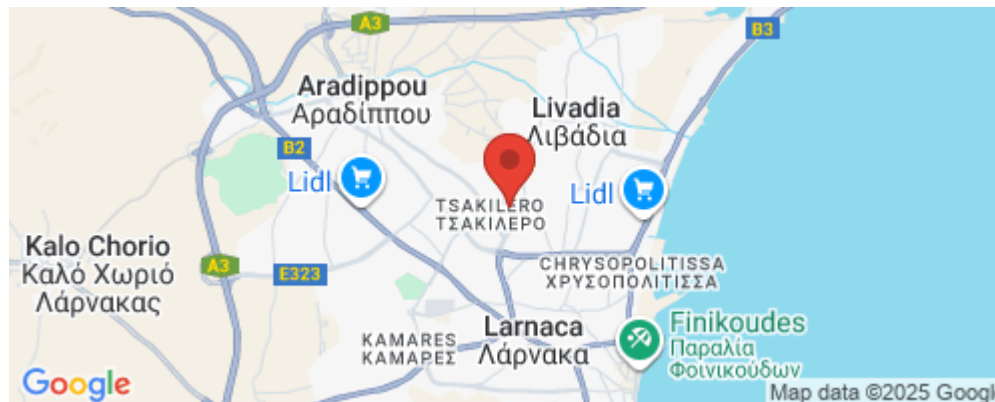


## 3 Bedroom Apartment for Sale in Aradippou, Larnaca District

Reference ID: #SA35833 Price details: €270,000 +VAT Project located in one of the most beautiful areas of Larnaca, with easy access to the highway and the city centre, this is an ideal three-storey apartment property, consisting of 1,2,3-bedroom apartments and 2 bedroom penthouse apartments. The apartments have comfortable interiors, spacious bedrooms, large terraces with unobstructed views and auxiliary terraces for excellent functionality. Available for sale two 3-bedroom apartments. Prices: €270,000-€280,000 Covered area: 105-108 sq.m. Covered veranda: 27-35 sq.m. Uncovered veranda: 4-14 sq.m. Delivery date: April 2025 PLUS V.A.T



### Property Info

### Plot / Area Info

Covered Area **132**

Floor Number **1**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA35833</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

### Location

**Location:** Aradippou

Region: **Larnaca**

Coordinates: **34.936800324048 / 33.616250149896**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€2 045.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€280 000 on Jan 21, 2025  
 €270 000 on Apr 15, 2025







