

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

2-bedroom apartment for sale in Aradippou area, in Larnaka.

This apartment has 2 bathrooms (one en-suite), storage room, open plan kitchen, covered parking and covered veranda, roof garden.

It is characterized by ergonomics and the high quality of materials used. It is located just 10 minutes from Larnaca airport, 30 minutes from Nicosia and Ayia Napa-Paralimni and 40 minutes from Limassol, close to all basic amenities such as supermarket, bakery , schools and police. It is a quiet residential area with all the amenities that the city offers.

The total area is 136 m<sup>2</sup>.

Subject to VAT.

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>21</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>52242</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Aradippou Region: **Larnaca**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>€2 525.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€255 000 on Feb 19, 2025

