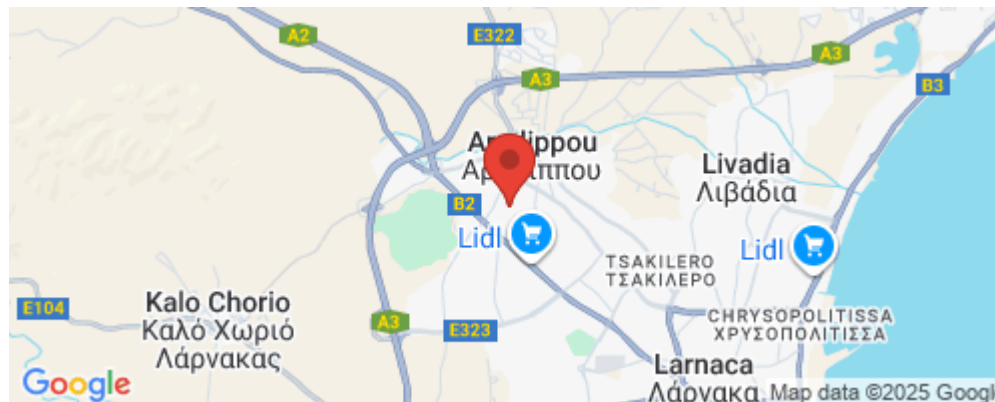


## 3 Bedroom Apartment for Sale in Larnaca District

This contemporary residential complex enjoys a prime location in the heart of Aradippou neighborhood, offering easy access to all essential amenities while providing a peaceful retreat from the city's hustle. Ideally positioned just off the main road, it ensures both tranquility and convenience—placing shops, schools, cafes, and services all within close reach.

Whether you are a young couple, a growing family or a busy professional, these modern apartments are perfect for you and a smart investment choice.

Spread over three floors, the development comprises just eight carefully designed two- and three-bedroom apartments. Clean lines, quality materials such as glass, st...



### Property Info

### Plot / Area Info

Covered Area **124**

### Additional info

Reference Number **f21002**

Property type **Apartment**

Construction Year **2026**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9448 / 33.5868**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 097.00/m<sup>2</sup></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

€245 000 on Apr 12, 2025

€255 000 on Jul 12, 2025

€260 000 on Aug 26, 2025



