

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

This 3-bedroom apartment in Aradippou, Larnaca offers a modern living space within a thriving residential extension. The apartment features a spacious interior layout with open-plan living areas designed for maximum comfort and functionality. High-quality materials and finishes are used throughout, complemented by private verandas that provide open views. The property includes covered parking and storage units, and is built with energy-efficient design and construction. Located just minutes from Larnaca's city center, shopping centers like Metropolis Mall and Lidl, the seafront promenade, and Larnaca International Airport, this apartment combines urban convenience with quiet privacy...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>124</b> |
| Covered Veranda        | <b>22</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>236411</b>             |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

### Location

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

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€1 976.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€245 000 on Apr 16, 2025









