

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

Located in the flourishing residential sector of Aradippou, connected to Larnaca's vibrant core, this groundbreaking development sets a new standard for modern living. X

Thanks to its winning combination of convenience, accessibility, and modern comfort, it is poised to become a distinctive architectural landmark in the area and stands out for its high-end aesthetics and the deluxe lifestyle it offers to residents.

This luxury complex comprises three floors with a total of 15 meticulously designed two and three-bedroom apartments.

It showcases a modern architectural marvel that seamlessly blends visionary design with opulent interiors, redefining contemporary living. <...

| Property Info          |                                | Plot / Area Info |                     | Additional info  |                           |
|------------------------|--------------------------------|------------------|---------------------|------------------|---------------------------|
| Covered Area           | <b>109</b>                     |                  |                     |                  |                           |
| Covered Veranda        | <b>29</b>                      |                  |                     |                  |                           |
| Floor Number           | <b>2</b>                       |                  |                     | Reference Number | <b>4133</b>               |
| Total Number of Floors | <b>3</b>                       | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b>          |
| Energy Efficiency      | <b>A</b>                       |                  |                     | Condition        | <b>Under Construction</b> |
| Heating                | <b>Autonomous Heating, Yes</b> |                  |                     | Bathrooms        | <b>2</b>                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |                  |                     |                  |                           |

| Amilities     | Location  |                        |
|---------------|---|------------------------|
| • Roof Garden | <b>Location:</b> Aradippou<br>Coordinates: <b>34.942808294439 / 33.584411144257</b> | Region: <b>Larnaca</b> |

## 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<br>Price per SQM | <b>None</b><br><b>€2 477.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
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## Price change history

€260 000 on Apr 24, 2025

€270 000 on Oct 2, 2025







