

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

Modern 2-Bedroom Apartment in Aradippou, Larnaca

Welcome to your new home in one of Larnaca's most sought-after residential areas. This newly built two-bedroom apartment is located in Aradippou, within the Agiou Artemou 7 Building, offering a comfortable and contemporary living space ideal for couples or small families.

This residence combines style, functionality, and prime location, ensuring a high-quality lifestyle with everything you need just moments away.

### Property Details

- Bedrooms: 2
- Bathrooms: 1
- Internal Area: 81.75 m<sup>2</sup>
- Covered Veranda: 17.40 m<sup>2</sup>
- Total Area: 99.15 m<sup>2</sup>

### Apartment Featu...

#### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>99</b> |
| Covered Veranda        | <b>17</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

#### Plot / Area Info

Parking **Yes**

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>236558</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2024</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Elevator

#### Location

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

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>€1 970.00/m<sup>2</sup></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

€195 000 on May 7, 2025





