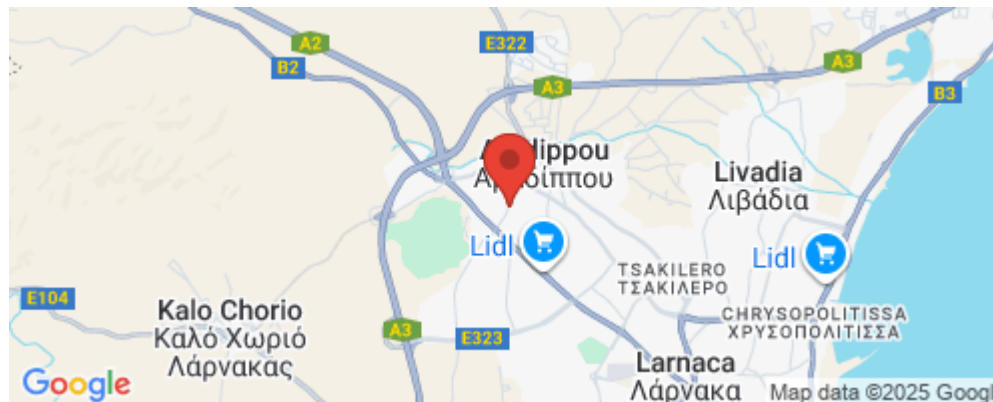


## 1 Bedroom Apartment for Sale in Aradippou, Larnaca District

Stunning One-Bedroom Apartment for sale in Aradippou area, Larnaca. Close to all amenities such as schools, supermarkets, banks, bakeries, pharmacy bus service etc. A 10-minute drive to Larnaca Town Center, the harbor and the beach. Easy access to Larnaca, Nicosia, Ayia Napa motorway without getting delayed in traffic.



One-Bedroom Apartment for sale in Aradippou area, Larnaca. The apartment has 55sq.m of internal covered area and it consists of a living room, one open plan kitchen, one bedroom and one main shower with W/C. The apartment also belongs a covered vernada of 15 sq.m, a Covered Parking Space and Storage Room.

Extra: Modern Design, Provision A/C, Covered Veranda, C...

| Property Info    |   | Plot / Area Info |                     | Additional info  |                  |
|------------------|---|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>55</b>   | Parking          | <b>Covered, Yes</b> | Reference Number | <b>51579</b>     |
| Air Conditioning | <b>All rooms, Yes</b>   |                  |                     | Property type    | <b>Apartment</b> |
|                  |   |                  |                     | Condition        | <b>Brand New</b> |
|                  |   |                  |                     | Bathrooms        | <b>1</b>         |
| Amenities        | Location  |                  |                     |                  |                  |
| • Balcony        | <b>Location:</b> Aradippou<br>Coordinates: <b>34.945877436719 / 33.584783256475</b> |                  |                     |                  |                  |
|                  | Region: <b>Larnaca</b>  |                  |                     |                  |                  |

**Price: €148 000 + VAT**

VAT for this property is **€7,400** or **€28,120**. 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>€2 691.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€148 000 on May 13, 2025





