

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

Top Floor, Two Bedroom Flat with Large Roof Garden in Aradippou area, Larnaca. The property is situated at a close distance from Metropolis Mall. A plethora of amenities such as schools, supermarkets, banks, bakeries, pharmacy etc are few minutes away. Larnaca Town Center, the harbor, the beach and Larnaca's airport are 10-15 minutes away by car. Easy access to Larnaca, Nicosia, Ayia Napa motorway without getting delayed in traffic.

Apartment for sale in Larnaca, Aradippou area. It is a third floor apartment which offers contemporary and spacious living areas. The apartment consists of an open plan kitchen, living, dining area, a main bathroom, two bedrooms, master bedroom is en ...

### Property Info

Covered Area **86**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51584**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Elevator

### Location

**Location:** Aradippou Region: **Larnaca**  
 Coordinates: **34.937686818921 / 33.600646433199**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€3 895.00/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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€335 000 on May 14, 2025





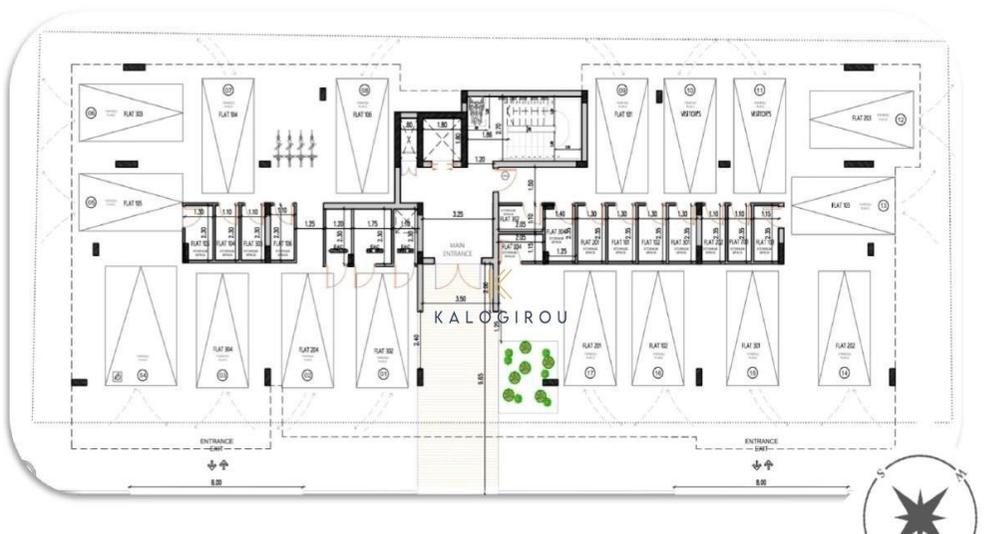






**ROOF FLOOR PLANS – ROOF GARDENS**

**1<sup>ST</sup> FLOOR PLANS – 1 & 2 BEDROOM APARTMENTS**



**2<sup>ND</sup> FLOOR PLANS – 1 & 2 BEDROOM APARTMENTS**

**GROUND FLOOR PARKING & STORAGE**