

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

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### CALIO A304 - Modern 3 Bedroom Apartment in Aradippou, Larnaca

Discover contemporary coastal living in the prestigious Calio Larnaca Apartments, located in the highly sought-after area of Aradippou, Larnaca. This modern residential complex by Giovanni Homes is thoughtfully designed to cater to all your lifestyle needs, blending sophisticated luxury with practical comfort.

#### Apartment Features:

- Spacious 3 bedrooms and 2 bathrooms
- Total area of 109 m<sup>2</sup>
- Large terraces featuring unique views and options for roof gardens
- Ergonomic and modern interior design with fine materials
- Includes 1...

#### Property Info

Covered Area	<b>109</b>
Total Number of Floors	<b>3</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Yes</b>

#### Additional info

Reference Number	<b>28264</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Aradippou      Region: **Famagusta**  
**Coordinates:** **35.1264 / 33.4299**

**Price: €280 000 + VAT**

VAT for this property is **€14,000** or **€53,200**. 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>€2 569.00/m<sup>2</sup></b>		

**Price change history**

€280 000 on May 28, 2025



