

## 2 Bedroom Apartment for Sale in Larnaca District

### CALIO A204 - Modern Luxury Living in Aradippou, Larnaca

Discover the perfect blend of contemporary design and sophisticated comfort in the prestigious **Calio Larnaca Apartments** project, located in the highly sought-after area of Aradippou, Larnaca. Developed by Giovani Homes, this modern apartment complex is thoughtfully designed to meet all the needs of today's lifestyle seekers.

This exclusive development consists of two elegant blocks featuring a total of 25 stylish apartments. **Unit CALIO A204** is a spacious two-bedroom, two-bathroom residence offering 98 m2 of meticulously designed living space. Boasting a private garage for ...

#### Property Info

Covered Area  
Total Number of Floors

**98**  
**3**

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**28260**  
**Apartment**  
**Under Construction**  
**2026**  
**2**

#### Amenities

#### Location

Region: **Larnaca**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 500.00/m<sup>2</sup></b> |                 |             |

## Price change history

€245 000 on May 30, 2025



