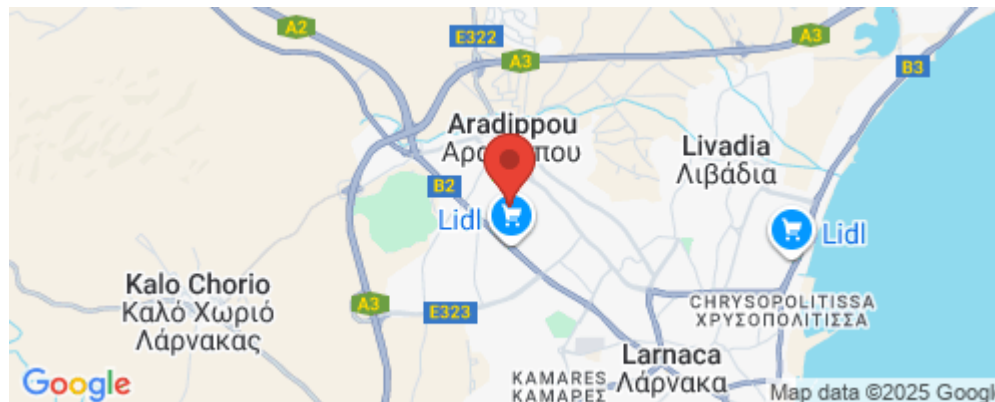


## 3 Bedroom Apartment for Sale in Aradippou, Larnaca District

Reference ID: #SA36607 Price details: €250,000 +VAT Project boasts a central location, where every modern convenience and essential facility can be easily accessed. The apartment project is ideally positioned in an area that bridges the town centre and seafront with the motorway to Nicosia, Ayia Napa and Protaras. The location offers unparalleled advantages: -The area boasts a wide range of schools, from primary and secondary to higher education institutions. Receive quality medical care nearby, ensuring both your well-being and peace of mind. With gyms just a short stroll away, maintaining an active life style has never been easier. Larnaca's Metropolis Mall, a mere 5 minutes away, offer...



### Property Info

### Plot / Area Info

Covered Area **130**

Floor Number **2**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA36607</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: **Larnaca**

Coordinates: **34.94226099215 / 33.590231471034**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>€1 923.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€250 000 on May 31, 2025







