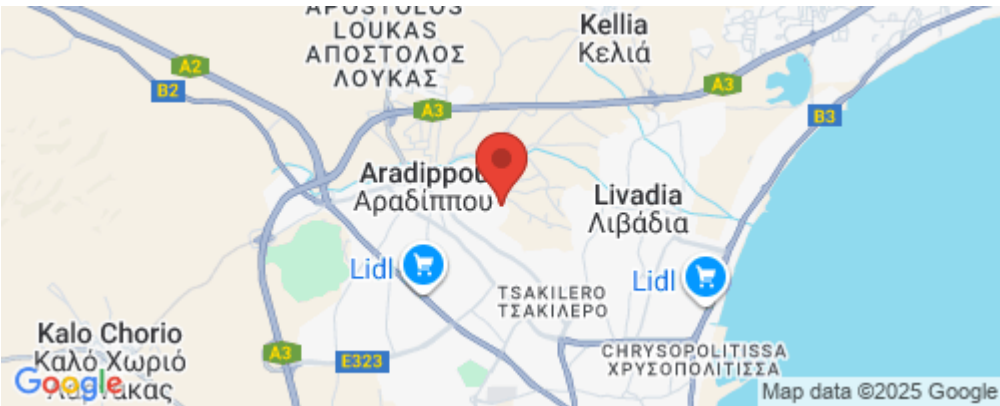


3 Bedroom House for Sale in Aradippou, Larnaca District

Detached, Three Bedroom House for Sale in Aradippou area, Larnaca. It is approximately 2km away from the new Larnaca Metropolis Mall. 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.



Deatched House for sale in Aradippou area. The house is on a 235 square meter plot, with internal covered areas of 178 sq.m. The house on the ground floor consists of a large living area, guest wc, a separate kitchen and dining area. On the first floor, there is a bathroom with wc, 3 bedrooms, 1 laundr...

| Property Info    |  | Plot / Area Info |              | Additional info  |           |
|------------------|--|------------------|--------------|------------------|-----------|
|                  |  |                  |              | Reference Number | 51927     |
| Covered Area     | 178  | Plot area        | 235          | Property type    | House     |
| Air Conditioning | All rooms, Yes                                 | Parking          | Covered, Yes | Condition        | Pre-Owned |
|                  |  |                  |              | Bathrooms        | 2         |
| Amenities        |  | Location         |              |                  |           |
| • Guest WC       | Location: Aradippou                            |                  |              | Region: Larnaca  |           |
|                  | Coordinates: 34.949340091536 / 33.603969662159 |                  |              |                  |           |

**Price: €365 000 + VAT**

VAT for this property is **€26,288** or **€69,350**. 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>~€11 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 051.00/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**

€365 000 on Jun 7, 2025













