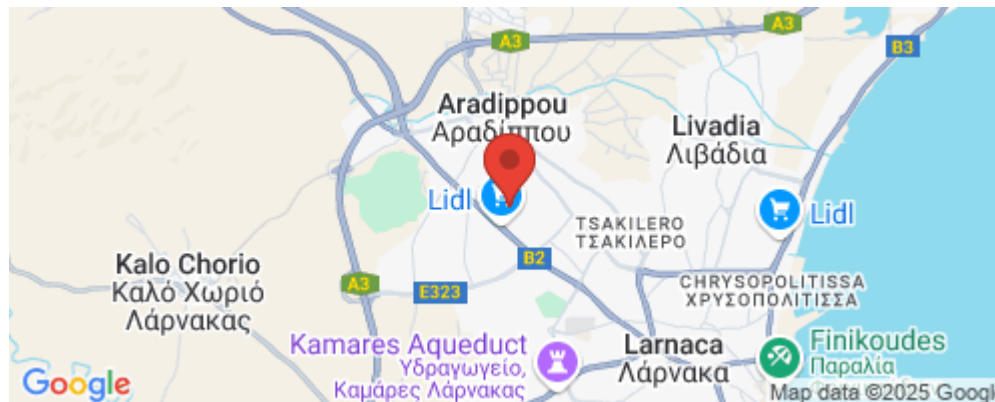


## 2 Bedroom Apartment for Sale in Aradippou, Larnaca District

This elegant 2-bedroom, 3-bathroom penthouse occupies the top floor of a brand-new residential development in one of Larnaca's most prestigious and tranquil neighborhoods, just 3 km from the city's Blue Flag beachfront.



Designed with privacy and lifestyle in mind, this penthouse features a bright, open-plan living space with high-end finishes and direct access to a private rooftop garden offering panoramic views of the upscale residential surroundings.

### Property Highlights:

- 2 bedrooms & 3 stylish bathrooms
- Open-plan living, kitchen, and dining area with modern layout
- Private, luxury roof garden with unobstructed neighborhood v...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>21</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>6942</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Roof Garden

**Location:** Aradippou

Region: **Larnaca**

Coordinates: **34.939422270332 / 33.592243177419**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>€2 794.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€285 000 on Jun 18, 2025





