

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

Located in a quiet residential area of Aradippou, just 5 minutes from Metropolis Mall with easy access to the Nicosia and Limassol highways, this stylish second-floor penthouse offers modern living in a prime location.



The apartment features two bedrooms, a spacious veranda, and a private roof garden—perfect for relaxing or entertaining.

### Key Features:

- 2 bedrooms, ensuite walk-in shower
- Large veranda and private roof garden
- Granite kitchen worktops
- Double-glazed thermal aluminum windows and doors
- Video intercom system
- Energy Efficiency Certificate: A
- Provision for A/C and EV ch...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>24</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>7354</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Aradippou  
Coordinates: **34.931998912729 / 33.600268349835**

Region: **Larnaca**

## 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>€2 593.00/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>
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## Price change history

€300 000 on Jul 2, 2025  
 €280 000 on Jul 11, 2025



