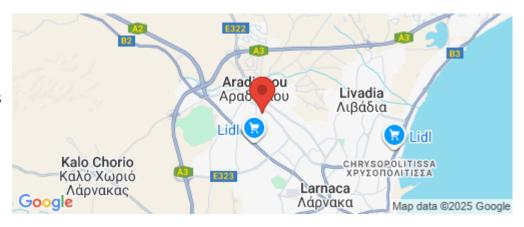


## 3 Bedroom House for Sale in Larnaca

Located in the municipality of Aradippou, Larnaca District, this residential property occupies a plot of 1,417 m² and is positioned approximately 100 meters west of Agios Fanourios Church and 430 meters south of the First Elementary School of Aradippou. The surrounding area is residential, with a mix of completed homes and undeveloped parcels. The property benefits from direct access via a registered 24-meter-wide road. The house was originally constructed in 1985 using conventional building methods and has undergone multiple renovations, maintaining it in excellent condition for its age. With a total covered area of 353.8 m², the residence offers a well-organized layout designe...



Property Info		Plot / Area Info		Additional info	
Covered Area	482			Reference Number	B132-1
Covered Veranda	128	Plot area	1417	Property type	House
Floor Number	1			Condition	<b>Pre-Owned</b>
Total Number of Floors	1			Bathrooms	2

Amenities Location

**Location:** Larnaca Region: **Larnaca** 

Coordinates: 34.94506 / 33.59344



Price: €850 000 + VAT

VAT for this property is €124,467 or €161,500. 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 Excluded

Title transfer fee ~€30 600.00

Price per SQM €1 763.00/m²

Common expenses None

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number Registration number 591 Email sales@cyprus-alliance.com

License number License 118/E Legal name Cyprus Developers Alliance (CDA Group)

Phone: +35725314237, +35797977765

## **Price change history**

€850 000 on Aug 26, 2025







































