


### 3 Bedroom House for Sale in Larnaca

Located in the municipality of Aradippou, Larnaca District, this residential property occupies a plot of 1,417 m<sup>2</sup> 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 m<sup>2</sup>, the residence offers a well-organized layout designe... 

#### Property Info

Covered Area	<b>482</b>
Covered Veranda	<b>128</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

#### Plot / Area Info

Plot area **1417**

#### Additional info

Reference Number	<b>B132-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 763.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€850 000 on Aug 26, 2025







