

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

This elegant 2-bedroom apartment is part of a stylish 3-storey development with just 9 exclusive residences, including luxury duplex penthouses. Designed for contemporary city living, the project combines modern architecture with comfort, offering bright interiors, functional layouts, and premium features.



Perfectly located in Larnaca's center, the apartment is within walking distance to schools, supermarkets, and the cinema. Residents can enjoy the convenience of city life while still benefiting from a quiet residential atmosphere. The famous Phinikoudes promenade and Blue Flag beach are just a 10-minute drive away.

Key Features:

- Superb architectural design<...

### Property Info

Covered Area	<b>69</b>
Covered Veranda	<b>13</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8980</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

### Location



- Parking

**Location:** Aradippou

Region: **Larnaca**

Coordinates: **34.916701511628 / 33.60355140661**

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

## Price: €194 000 + VAT

VAT for this property is **€9,700** or **€36,860**. 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>€2 812.00/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

€194 000 on Sep 18, 2025









