

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

2-Bedroom Apartment – Spacious Urban Elegance

### Living & Dining

The generous open-plan living and dining area is designed for both comfort and sociability. Large sliding doors open onto a private veranda, extending the living space outdoors—perfect for entertaining or enjoying quiet evenings with views of the neighborhood.

### Kitchen

The modern kitchen is crafted with sleek lines, premium materials, and ample workspace. Integrated with the main living area, it allows for a seamless flow between cooking, dining, and socializing.

### Master Bedroom

The master suite is a comfortable retreat, featuring built-in wardrobes, abundant natural light, and a privat...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>113</b> |
| Covered Veranda        | <b>30</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>239607</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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<br>Price per SQM | <b>~€5 400.00</b><br><b>€1 947.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€220 000 on Sep 25, 2025

