

## 6+ Bedroom House for Sale in Aradippou, Larnaca District

This exquisite 6-bedroom villa embodies a luxurious and private lifestyle, nestled in the picturesque area of Aradippou in Larnaca. Conveniently located near Pascal Private School and the highway network, this home ensures effortless access to all amenities.



Constructed with sustainability in mind, the villa boasts high-quality materials and energy-efficient features such as integrated ceiling air conditioners and fully insulated walls. The spacious interiors are adorned with modern and elegant finishes, including an Italian kitchen, a Swedish fireplace, and oak wood flooring, crafting a sophisticated and refined ambiance.

The outdoor terraces invite you to a refreshing privat...

### Property Info

Covered Area	<b>350</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>950</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>9429</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

**Location:** Aradippou      Region: **Larnaca**  
**Coordinates:** **34.953419 / 33.567539**

## Price: €1 100 000 + VAT

VAT for this property is **€143,000** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 143.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 200 000 on Oct 8, 2025  
 €1 100 000 on Jan 31, 2026













