

## 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		Plot / Area Info		Additional info	
Covered Area	<b>350</b>			Reference Number	<b>9429</b>
Furnishing	<b>Furnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Plot area	<b>950</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Underfloor Heating, Yes</b>	Pool	<b>Yes</b>	Construction Year	<b>2001-2010</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>5+</b>

Amilities	Location	Region
• Fireplace	<b>Location:</b> Aradippou <b>Coordinates:</b> <b>34.953419 / 33.567539</b>	<b>Larnaca</b>

## 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 Price per SQM	<b>~€40 600.00</b> <b>€3 143.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 200 000 on Oct 8, 2025

€1 100 000 on Jan 31, 2026













