

## 2 Bedroom Apartment for Sale in Larnaca District

Discover a new residential development in the coastal city of Larnaca, where modern design meets everyday comfort and functionality. Ideally located in the up-and-coming area of Aradippou, this thoughtfully designed project offers a stylish and convenient lifestyle in one of the city's most promising neighborhoods. ✖

Every aspect of the development has been crafted with practical living in mind — from open-plan living areas that maximize space and light, to energy-efficient, well-insulated interiors that ensure year-round comfort. The use of quality materials and smart design solutions delivers a low-maintenance, contemporary home without losing its elegance or ease.

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### Property Info

Covered Area	<b>92</b>
Covered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **12545**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.936677 / 33.613384**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 663.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€245 000 on Oct 8, 2025



