

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

Welcome to an exciting new residential project located in the prestigious area of Aradippou, Larnaca — a peaceful yet highly connected neighborhood offering easy access to the main highway, the city center, and all essential amenities. This development is designed to provide contemporary, comfortable living with exceptional convenience. ✖

The project features a selection of one- and two-bedroom apartments, as well as elegant penthouses, each with generous rooftop terraces that offer beautiful views and a sense of private retreat. Inside, the residences are thoughtfully laid out with open-plan kitchens, bright living and dining areas, well-proportioned bedrooms, and cozy balconies ?...

### Property Info

Covered Area **91**  
 Covered Veranda **13**  
 Floor Number **3**  
 Total Number of Floors **3**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **13198**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Aradippou                      Region: **Larnaca**  
 Coordinates: **34.948187 / 33.5778**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 912.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€265 000 on Oct 8, 2025



