

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

In the prestigious area of Aradippou, Larnaca, a new three-storey residential complex presents modern one- and two-bedroom apartments. Ideally located just minutes from schools, supermarkets, restaurants, and the popular Metropolis Mall, the project is perfectly suited for both permanent living and investment. X

Each residence has been thoughtfully designed with attention to detail, ensuring maximum comfort for future owners. Spacious layouts and inviting verandas create a harmonious environment for relaxation, while high-quality finishes emphasize the contemporary style.

Particular attention has been given to the penthouses: the two-bedroom apartments on the top floor feature e...

| Property Info          |                       | Plot / Area Info | Additional info  |                           |
|------------------------|-----------------------|------------------|------------------|---------------------------|
| Covered Area           | <b>62</b>             |                  |                  |                           |
| Covered Veranda        | <b>12</b>             |                  | Reference Number | <b>14377</b>              |
| Floor Number           | <b>2</b>              |                  | Property type    | <b>Apartment</b>          |
| Total Number of Floors | <b>3</b>              | Parking          | Condition        | <b>Under Construction</b> |
| Furnishing             | <b>Unfurnished</b>    |                  | Bathrooms        | <b>1</b>                  |
| Energy Efficiency      | <b>A</b>              |                  |                  |                           |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                  |                           |

| Amilities | Location  |                        |
|-----------|---|------------------------|
| • Parking | <b>Location:</b> Aradippou<br><b>Coordinates:</b> 34.945005 / 33.600598 | <b>Region:</b> Larnaca |

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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<br>Price per SQM | <b>None</b><br><b>€2 339.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|                     |              |            |  |
|---------------------|--------------|------------|--|
| Registration number | <b>1013</b>  | Email      | <a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a> |
| License number      | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>   |

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## Price change history

€145 000 on Oct 9, 2025





