

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

This elegant new residential project is ideally situated in the sought-after area of Aradippou, Larnaca – just moments from Pascal School, green parks, and with easy access to both the highway and the city center. Surrounded by all essential amenities, it presents an excellent choice for comfortable family living or a smart investment opportunity.



The three-storey gated development features cozy one- and two-bedroom apartments, each designed with modern aesthetics and functional layouts. Spacious covered verandas extend the living space outdoors, creating the perfect spot for relaxation and leisure. Constructed to the highest standards, the project prioritizes quality, c...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>121</b>            |
| Covered Veranda        | <b>31</b>             |
| Floor Number           | <b>1</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 | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>14769</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Aradippou      Region: **Larnaca**  
**Coordinates:** **34.949269 / 33.574031**

## Price: €236 000 + VAT

VAT for this property is **€11,800** or **€44,840**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 950.00/m²</b> |                 |             |

## 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

€236 000 on Oct 9, 2025





