


## 2 Bedroom Apartment for Sale in Larnaca

This residential project is located in the Aradippou area of Larnaca, within walking distance of Metropolis Mall. It offers 12 apartments — 8 with two bedrooms and 4 with one bedroom — all featuring spacious verandas, large windows, covered parking spaces, and private storage rooms. The penthouses include roof gardens. The location provides easy access to all local amenities, as well as to the Nicosia and Limassol highways. The main features of the project and the units: 12 apartments: 8 two-bedroom and 4 one-bedroom units Roof gardens for penthouses Spacious verandas and large windows Modern design Double-glazed thermal aluminum windows and doors Ensuite walk-in showers Grani... 

### Property Info

### Plot / Area Info

Covered Area **108**  
Covered Veranda **94**

### Additional info

Reference Number **B415-205**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.93204 / 33.60017**

**Price: €280 000 + VAT**

VAT for this property is **€14,000** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 593.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

**Price change history**

€280 000 on Oct 10, 2025









