

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

Stylish 2-bedroom apartment in a contemporary 4-block complex, perfect for families or as an investment. Combines comfort, tranquility, and convenience. X

### Key Features:

- Energy efficient category: A
- Private storage room
- Covered parking space
- Panoramic views
- Quiet and safe neighborhood
- Direct access to major motorways
- Amenities within 5-minute walk (cinema, bakeries, supermarket, bank)
- 10-minute drive to Larnaca International Airport
- 10-minute walk to the new Metropolis Mall

| Property Info          |            | Plot / Area Info |                     | Additional info  |                           |
|------------------------|------------|------------------|---------------------|------------------|---------------------------|
| Covered Area           | <b>104</b> |                  |                     | Reference Number | <b>9371</b>               |
| Covered Veranda        | <b>23</b>  |                  |                     | Property type    | <b>Apartment</b>          |
| Floor Number           | <b>2</b>   | Parking          | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>   |                  |                     | Bathrooms        | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>   |                  |                     |                  |                           |

| Amenities | Location  | Region:        |
|-----------|---|----------------|
| • Parking | <b>Location:</b> Aradippou<br>Coordinates: <b>34.910235105239 / 33.582040085605</b> | <b>Larnaca</b> |

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>€2 067.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€215 000 on Oct 14, 2025





BLOCK C - 2<sup>ND</sup> FLOOR