

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

Two-bedroom apartment 103, with an internal area of 78.4 m<sup>2</sup>, is located on the first floor of a three-storey building.



This new residential project, located in the sought-after Aradippou area of Larnaca, is a boutique development consisting of just 7 apartments (1- and 2-bedrooms), offering privacy and exclusivity for residents.

The complex is situated in a quiet residential area, adjacent to a green park, and offers excellent accessibility with easy connection to the Nicosia & Limassol Highways.

The project is built to high standards of quality and comfort, featuring:

- ✓ 1- & 2-bedroom apartments with modern design
- ✓ Energy efficiency A certif...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>102</b> |
| Covered Veranda        | <b>23</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9808</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

**Location**

- Parking

**Location:** Aradippou

Region: **Larnaca**

Coordinates: **34.937346612412 / 33.600568763974**

## Price: €210 000 + VAT

VAT for this property is **€10,500** or **€39,900**. 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>~€5 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 059.00/m²</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

€210 000 on Oct 31, 2025





**GROUND FLOOR PARKING & STORAGE**