

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

Penthouse 302, with an internal area of 78.4 m<sup>2</sup> and a 41 m<sup>2</sup> roof garden, is located on the third 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 effici...

### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>19</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **9813**  
 Property type **Apartment**  
 Bathrooms **3**

### Amenities

- Roof Garden

### Location

**Location:** Aradippou Region: **Larnaca**  
 Coordinates: **34.937346612412 / 33.600568763974**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 144.00/m<sup>2</sup></b>		

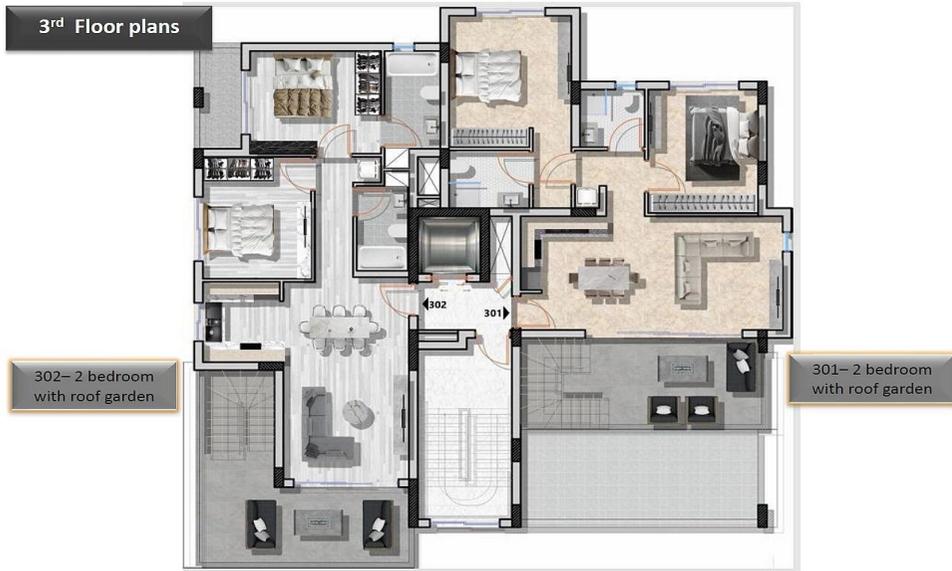
## Representative: RealDeal Estates

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>
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## Price change history

€305 000 on Oct 31, 2025





**GROUND FLOOR PARKING & STORAGE**