


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

Top Floor, 2+1 Bedroom Flat with Roof Garden in Aradippou area, Larnaca. The project is surrounded by parks & is situated at a close distance from  Metropolis Mall. All local amenities, restaurants, supermarkets and schools are close by. Larnaca center is within close proximity. Moreover, access to Nicosia and Limassol highways is very easy.

Apartment for sale in Aradippou area, Larnaca. It consists of open plan kitchen, living-dining area, shower room, two bedrooms- en suite master bedroom, covered veranda and roof garden. The roof garden consists of the veranda, shower room and utility room. It is noted that there is provision for a third bedroom and Jacuzzi.

Covered...

### Property Info

Covered Area **78**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53938**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Elevator

### Location

**Location:** Aradippou Region: **Larnaca**  
 Coordinates: **34.937321842627 / 33.600446213244**

## 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 910.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€305 000 on Nov 19, 2025



