


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

This new residential project is ideally situated in the prestigious Aradippou area of Larnaca, offering excellent access to all amenities, the city center, and the international airport. 

Set within a gated community, the development comprises 3- and 4-bedroom townhouses thoughtfully arranged to provide a refined sense of privacy, comfort, and contemporary elegance. Each home features a smart system, a private swimming pool, and a unique layout that places one bedroom on the uppermost level with direct access to a roof garden – an inviting retreat for enjoying the Mediterranean climate and beautiful views.

The architectural design highlights clean vertical lines and expan...

### Property Info

Covered Area	<b>174</b>
Covered Veranda	<b>31</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>120</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>15591</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Aradippou      Region: **Larnaca**  
**Coordinates:** **34.942946 / 33.592544**

## Price: €375 000 + VAT

VAT for this property is **€25,991** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 155.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€375 000 on Dec 6, 2025





