

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	199
Covered Veranda	36
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	199
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	15594
Property type	House
Bathrooms	4

Amenities

- Parking

Location

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

Price: €450 000 + VAT

VAT for this property is **€38,013** or **€85,500**. 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	Excluded	Title transfer fee	~€14 600.00	Common expenses	None
		Price per SQM	€2 261.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€450 000 on Dec 6, 2025





