

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

This elegantly designed penthouse combines spacious living spaces with stunning views, just ten minutes from Larnaca International Airport, Makenzy and Finikoudes beaches, and the Metropolis Mall. Floor-to-ceiling windows fill the interiors with natural light, creating a bright, airy, and welcoming atmosphere throughout.



The private rooftop garden serves as a tranquil retreat, featuring a separate room, a bathroom, and an outdoor shower, while also granting exclusive use of an additional 47 sq.m., which will be included in the title deeds. The kitchen and bathrooms showcase premium Franke and Grohe fittings, white stone worktops, an American-style fridge-freezer with ice machine, a ...

### Property Info

Covered Area	<b>77</b>
Uncovered Veranda	<b>56.7</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>15712</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Aradippou                      Region: **Larnaca**  
**Coordinates:** **34.93126 / 33.596746**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 130.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€395 000 on Dec 18, 2025



