

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

Introducing a stunning 4-bedroom modern house located in the highly desirable Aradippou area of Larnaca, just a short walk from Pascal Private School. This home offers the perfect blend of tranquil surroundings and modern convenience, with all essential amenities close by. The villa boasts generous open-plan living areas enhanced by sleek, high-quality finishes. Three well-proportioned bedrooms occupy the first floor, including an elegant master suite with a private en-suite, complemented by an additional en-suite bedroom on the ground level. The bright and airy interiors seamlessly connect to the beautifully landscaped outdoor space, complete with a private pool, shaded terra...



### Property Info

Covered Area	<b>390</b>
Covered Veranda	<b>115</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>535</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10146</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Aradippou                      Region: **Larnaca**  
**Coordinates:** **34.95157 / 33.564537**

## Price: €1 200 000 + VAT

VAT for this property is **€163,385** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 077.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 200 000 on Jan 8, 2026









