

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

This modern 2-bedroom apartment is part of a contemporary residential development located in a quiet and well-established area of Aradippou, offering comfort, functionality, and excellent accessibility.

The apartment features a smart open-plan layout combining the living, dining, and kitchen areas, designed to maximize space and natural light. High-quality finishes include granite kitchen worktops, double-glazed thermal aluminum windows and doors, and a modern ensuite walk-in shower. Large verandas extend the living space outdoors, ideal for relaxation or entertaining.

Built to Energy Efficiency Class A standards, the apartment ensures reduced energy consumption and long-ter...

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area         | <b>98</b>             |                         |                     | Reference Number       | <b>241575</b>    |
| Covered Veranda      | <b>19</b>             |                         |                     | Property type          | <b>Apartment</b> |
| Floor Number         | <b>3</b>              | Parking                 | <b>Covered, Yes</b> | Construction Year      | <b>2027</b>      |
| Energy Efficiency    | <b>A</b>              |                         |                     | Bathrooms              | <b>3</b>         |
| Air Conditioning     | <b>All rooms, Yes</b> |                         |                     |                        |                  |

### **Amenities**

- Parking

### **Location**

**Location:** Aradippou Region: **Larnaca**

## 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<br>Price per SQM | <b>~€8 800.00</b><br><b>€3 112.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€305 000 on Jan 15, 2026

