

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

This modern 2-bedroom apartment is located on the 1st floor in the quiet and desirable Aradippou area, offering comfortable and practical living. The apartment has a total area of 146 sq.m and features a bright open-plan living and dining area with a modern kitchen, one spacious bedroom, and two bathrooms, providing extra convenience for residents. The property also includes a covered balcony of 19 sq.m, perfect for relaxing or outdoor dining, offering additional outdoor space. For added comfort, the apartment comes with a private storage room and covered parking space. Located in a peaceful residential neighborhood with easy access to local amenities, shops, schools, and main roads, this...

### Property Info

Covered Area	<b>146</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>50</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>243014</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Fireplace

### Location

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

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 815.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€265 000 on Mar 7, 2026

