

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

A modern 1-bedroom ground floor apartment with a private garden, located within a secure gated residential development in the peaceful outskirts of Larnaca, in the area of Aradippou. Just a few minutes from the city center, the project is designed to combine contemporary comfort with relaxed Mediterranean living. ✖

The apartment features a bright and functional layout, with well-planned interior spaces that maximize natural light and everyday comfort. The open-plan living and dining area connects seamlessly to the private garden, creating an ideal setting for outdoor relaxation, entertaining, or additional living space.

Residents benefit from a secure, well-maintained communit...

### Property Info

Covered Area  
 Covered Veranda  
 Total Number of Floors

**67**  
**15**  
**3**

### Plot / Area Info

Pool  
 Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

Reference Number  
 Property type  
 Condition  
 Bathrooms

**13025**  
**Apartment**  
**Under Construction**  
**1**

### Amenities

- Parking

### Location

**Location:** Aradippou  
 Coordinates: **34.94433856 / 33.60580446**

Region: **Larnaca**

## Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 537.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€170 000 on Apr 17, 2026





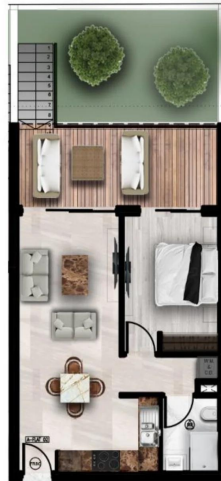


## FLAT A - 02

BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 38.00 SQM



*The construction drawing areas might subject to changes after the issuance of the As-Built documents*