



#13406

# New Residential Development in Aradippou Larnaca – Modern Two Bedroom Apartment (13406)

📍 Aradippou, Larnaca

€210,000 +VAT









# Overview

## Specifications

|                                                                                    |                                                                                       |                                                                                     |  |                                                                                                         |  |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|--|
| Bedrooms                                                                           |                                                                                       | Bathrooms                                                                           |  | Covered                                                                                                 |  |
|  2 |                                                                                       |  2 |  |  79.6 m <sup>2</sup> |  |
|                                                                                    |                                                                                       |                                                                                     |  |                                                                                                         |  |
| Type                                                                               | Apartment                                                                             |                                                                                     |  |                                                                                                         |  |
| Toilets                                                                            | 2                                                                                     |                                                                                     |  |                                                                                                         |  |
| Status                                                                             | Off plan                                                                              |                                                                                     |  |                                                                                                         |  |
| Year of construction                                                               | 2028                                                                                  |                                                                                     |  |                                                                                                         |  |
| Furnished                                                                          | Unfurnished                                                                           |                                                                                     |  |                                                                                                         |  |
|                                                                                    |                                                                                       |                                                                                     |  |                                                                                                         |  |
| Structure                                                                          | Concrete                                                                              |                                                                                     |  |                                                                                                         |  |
| Facade                                                                             | Concrete                                                                              |                                                                                     |  |                                                                                                         |  |
| Communal charge frequency                                                          | Monthly                                                                               |                                                                                     |  |                                                                                                         |  |
| Energy efficiency rating                                                           |  A |                                                                                     |  |                                                                                                         |  |

## Description

Welcome to an exclusive new residential development featuring just 14 thoughtfully designed 1- and 2-bedroom apartments, set in a peaceful, green neighborhood in Aradippou, Larnaka. Surrounded by parks and within easy reach of the city’s main attractions, this project is ideal for those who value quality, comfort, and convenience.

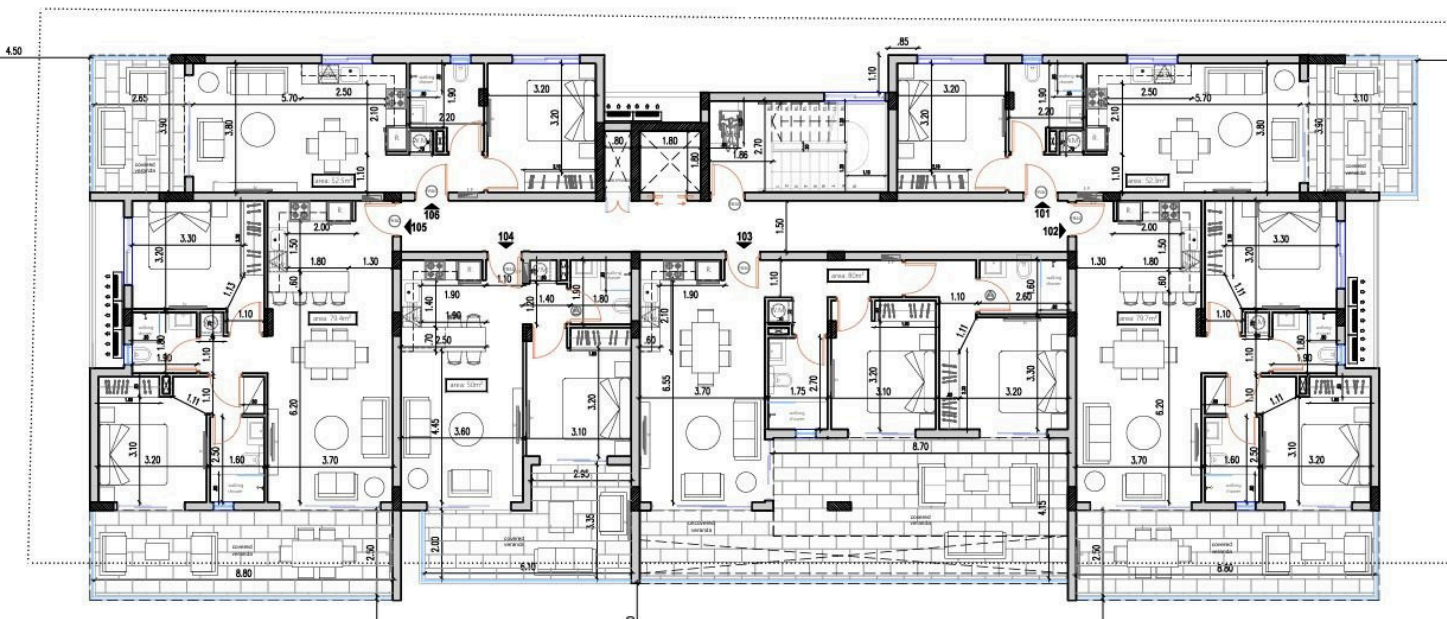
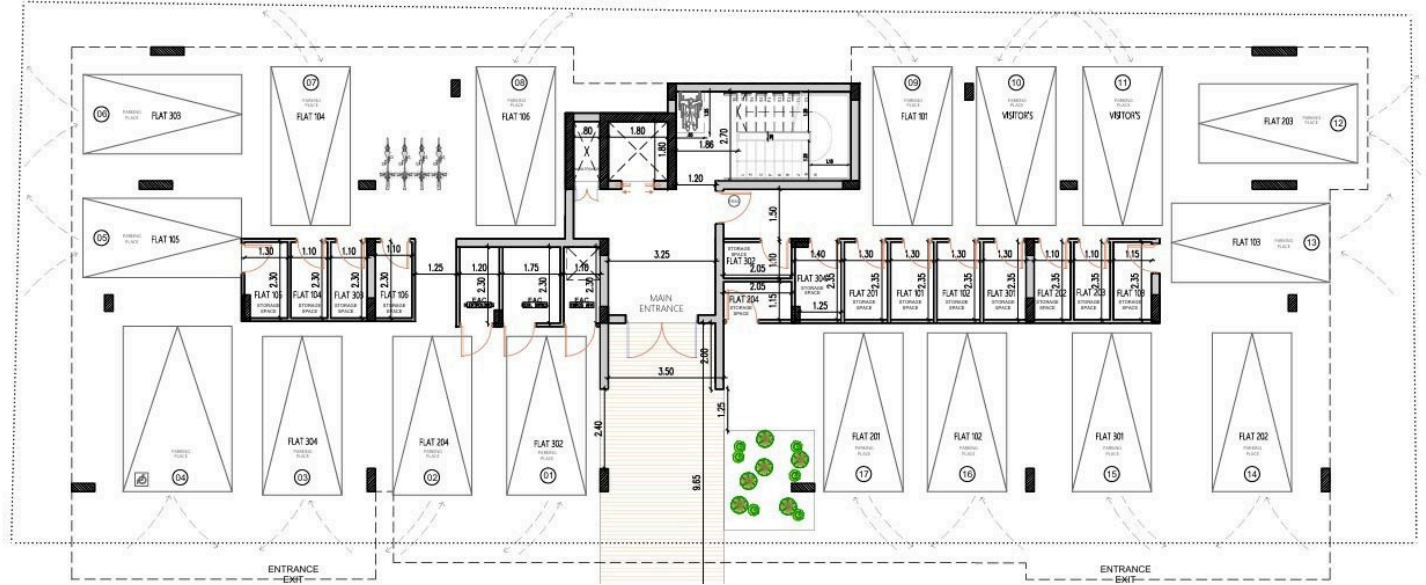
Each apartment is crafted with a modern open-plan layout, premium finishes, and expansive verandas with glass railings. Penthouse units feature private roof gardens, offering the perfect setting for relaxation or entertaining with scenic views.

This project is being developed with future-forward sustainability in mind and is expected to be completed in Q1 2028. Homes will carry an Energy Efficiency A certificate, and include double-glazed thermal aluminum windows and doors, granite kitchen countertops, ensuite walk-in showers, and marble-finished communal staircases. Residents will also enjoy a video intercom system, covered parking, private storage rooms, and provisions for electric car chargers and air conditioning.

Located just minutes from Metropolis Mall, and close to supermarkets, restaurants, schools, and essential services, the development also offers easy access to the Nicosia and Limassol highways. Enjoy proximity to the Larnaka city center, only 5 km from the beach, and just 11.8 km from Larnaka International Airport—an ideal setting for both homeowners and investors.



## Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Balcony

Combined kitchen and dining area

Easy access to highway

Entrance gate

Investment opportunity

Pressurized water system

Bright

Connected to electric mains

Easy access to main roads

Entrance gate, automated

Modern design

Shower

City view

Double glazing

Energy efficient doors/windows

Granite countertops

Open plan

Thermal insulation

## Distances

Amenities



350 m

Airport



11.8 km

Sea



5 km

Public transport



900 m

Schools



1.2 km

Resort



5.5 km

## Contact us



**Stefania Spyridou**

☎ (+357) 99810880

✉ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

