RightHome

AR204

# Aradiana Residences-AR204

Aradippou, Larnaca

**€165,000** +VAT












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# Overview

## Specifications

| Bedrooms | Bathrooms | Covered |
|---|---|---|
| 1 | 1 | 59 m² |

| | | | |
|---|---|---|---|
| Type | **Apartment** | Year of construction | **2027** |
| Covered veranda | **8 m²** | Energy efficiency rating | **A+** |
| Status | **Off plan** | | |

## Description

ARADIANA RESIDENCES
Modern Living in Aradippou, Larnaca

Discover **Aradiana Residences**, a contemporary residential development by **RightHome Developers**, located in a peaceful and growing residential area of Aradippou, Larnaca.

Designed to combine modern architecture, comfort, and functionality, the development features **21 stylish apartments across three residential floors**, offering a selection of one-, two-, and three-bedroom residences.

**A key highlight of Aradiana Residences is its communal swimming pool**, providing residents with the perfect space to relax, unwind, and enjoy the Mediterranean lifestyle.

Each apartment has been thoughtfully designed with practical layouts, spacious covered verandas, and contemporary living spaces. Selected apartments also feature private roof gardens, offering additional outdoor space for relaxation and entertainment.

### Development Features
- 21 modern apartments
- One-, two-, and three-bedroom options
- Communal swimming pool
- Spacious covered verandas
- Selected apartments with private roof gardens

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# Floor plans




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## ARADIANA RESIDENCES

Aradippou · Larnaca · Cyprus

**GROUND FLOOR**

KEY

- Parking spaces
- Storage rooms
- WC & changing rooms
- Pool deck & covered lounge
- Swimming pool
- Lobby & common areas

Parking spaces are numbered by apartment (e.g. P 101 = Flat 101).

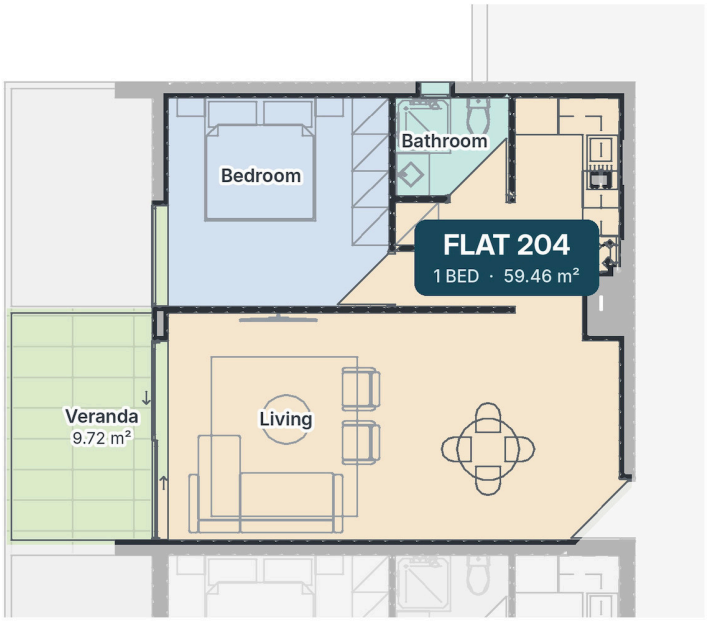
N

0 1 2 3 4 5 m
Scale (metres)

Plans are indicative and not to scale. Furniture is shown for illustration only. Internal areas as per architect's preliminary study (Axis Architects, 23/07/2026) and subject to change.

Sales & enquiries

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## ARADIANA RESIDENCES

Aradippou · Larnaca · Cyprus

**FLAT 204**

One Bedroom Apartment · Second Floor

| | |
|---|---|
| Internal area | 59.46 m² |
| Covered veranda | 9.72 m² |
| Parking space | P 204 |
| Bedrooms | 1 |

KEY

- Living / Kitchen / Dining
- Bedrooms
- Bathrooms & WC
- Covered veranda

LOCATION · SECOND FLOOR



N

0 1 2 3 4 5 m
Scale (metres)

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# Additional information

## Facilities

Aircondition, Provision
Elevator
Gated complex
Parking, Covered
Pool, Communal
Solar photovoltaic panels (provision)
Solar water heater
Storage

## Features

Balcony
Central TV system
Combined kitchen and dining area
Country view
Distressed property
Double glazing
Electric car charger (provision)
Elevated
En suite shower
Fitted wardrobes
Granite countertops
High ceilings
Investment opportunity
Luxury specifications
Modern design
Open plan
Pipe-in-pipe plumbing system
Quiet area
Rental potential
Sound insulation
Thermal insulation
Tile flooring

## Distances

Amenities
**300 m**

Airport
**11 km**

Sea
**4 km**

Public transport
**300 m**

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