

ARR02

Aradiana Residences-ARR02

 Aradippou, Larnaca

€210,000 +VAT





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Overview

Specifications

Bedrooms



2

Bathrooms



2

Covered



82 m²

Type	Apartment	Year of construction	2026
Covered veranda	16 m²	Energy efficiency rating	A+
Status	Off plan		

Description

Discover modern living at Aradiana Residences, a thoughtfully designed residential development located in the peaceful and sought-after area of Aradippou. Offering a quiet residential environment while maintaining excellent access to nearby amenities, the project is ideally positioned just minutes from Livadia and Larnaca, providing residents with convenience and connectivity for everyday life.

Aradiana Residences consists of 22 contemporary apartments carefully designed to suit different lifestyles and needs. The development includes 13 spacious two-bedroom apartments with internal areas starting from 82m², 6 comfortable one-bedroom apartments of 54m², and 3 generous three-bedroom apartments with internal areas of 120m².

Designed with modern architecture, functional layouts, and quality finishes, Aradiana Residences offers an ideal opportunity for permanent residence, first-time buyers, or investment in one of Larnaca's growing residential areas.

Project Highlights

- Quiet residential location in Aradippou
- Close to Livadia and Larnaca city center
- 22 modern apartments
- 13 × Two-bedroom apartments from 82m²
- 6 × One-bedroom apartments – 54m²
- 3 × Three-bedroom apartments – 120m²
- Easy access to schools, shops, services, and major roads
- Ideal for living and investment



Floor plans



Additional information

Facilities

Aircondition, Provision

Parking, Covered

Storage

Elevator

Solar photovoltaic panels
(provision)

Gated complex

Solar water heater

Features

Balcony

Country view

Electric car charger (provision)

Fitted wardrobes

Investment opportunity

Open plan

Rental potential

Tile flooring

Central TV system

Distressed property

Elevated

Granite countertops

Luxury specifications

Pipe-in-pipe plumbing system

Sound insulation

Combined kitchen and dining area

Double glazing

En suite shower

High ceilings

Modern design

Quiet area

Thermal insulation

Distances

Amenities

 **300 m**

Airport

 **11 km**

Sea

 **4 km**

Public transport

 **300 m**

