

ARR204

# Aradiana Residences- ARR204

 Aradippou, Larnaca

**€160,000** +VAT





This e-mail and any attachments contained herein are privileged and confidential, intended only for the use of the recipient(s). If you are not the intended recipient of this email, you are hereby notified that any dissemination, disclosure, copying or use of information contained in this e-mail is strictly prohibited. If

# Overview

## Specifications

Bedrooms



Bathrooms



Covered

54 m<sup>2</sup>

Type	<b>Apartment</b>	Year of construction	<b>2026</b>
Covered veranda	<b>10 m<sup>2</sup></b>	Energy efficiency rating	<b>A+</b>
Status	<b>Off plan</b>		

## 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 82m<sup>2</sup>, 6 comfortable one-bedroom apartments of 54m<sup>2</sup>, and 3 generous three-bedroom apartments with internal areas of 120m<sup>2</sup>.

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 82m<sup>2</sup>
- 6 × One-bedroom apartments – 54m<sup>2</sup>
- 3 × Three-bedroom apartments – 120m<sup>2</sup>
- Easy access to schools, shops, services, and major roads
- Ideal for living and investment



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Elevator

Gated complex

Parking, Covered

Solar photovoltaic panels  
(provision)

Solar water heater

## 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

