

ARR207

# Aradiana Residences- ARR207

 Aradippou, Larnaca

**€225,000** +VAT





# Overview

## Specifications

Bedrooms



2

Bathrooms



2

Covered



82 m<sup>2</sup>

Type	<b>Apartment</b>	Status	<b>Off plan</b>
Covered veranda	<b>16 m<sup>2</sup></b>	Year of construction	<b>2026</b>
Garden	<b>30 m<sup>2</sup></b>	Energy efficiency rating	<b>A+</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

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