



Sunning 4 Bed Villa For sale in Aradippou Larnaca Cyprus



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Listing details

Property for: Sale
Price: USD 537,235.46

Location

Country: Cyprus
State/Region/Province: Larnaka
ZIP code: 7100
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Description:

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8a Agiou Orous
Arapippou
Larnaca
7100
Cyprus

A Mediterranean Dream Awaits: Stunning Four-Bedroom Detached Home in Sought-After Aradippou

Step into the serene and exclusive community of Aradippou, Larnaca, and discover a meticulously maintained, four-bedroom detached family home that perfectly blends modern convenience with luxurious Mediterranean living. This exceptional property offers an unparalleled opportunity to acquire a substantial, move-in-ready residence in one of the region's most desirable residential areas. Priced attractively at €534,000, with deeds readily available for lending purposes, this home is an investment in



your lifestyle, offering space, privacy, and unbeatable access to everything the island has to offer. The property's prime location, just a 10-minute drive from Larnaca International Airport and the nearest beautiful beaches, makes it ideal for both permanent residence and an easily accessible holiday haven.

Spacious and Adaptable Living Across Two Floors

The home boasts a thoughtfully designed and expansive layout across two floors, centred around a philosophy of open-plan living. The ground floor has been intelligently doubled in size, creating two distinct, interconnected yet separate wings of living space. To the right, you'll find a generous open-plan living and dining room, ideal for both formal entertaining and relaxed family gatherings. To the left, a second substantial living area flows seamlessly into the modern, open-plan kitchen. This culinary space is complemented by a dedicated storage room and a separate utility room, ensuring the main living areas remain clutter-free and highly functional. A central staircase leads to the upper floor, but before ascending, you'll find a convenient guest toilet and sink located centrally, perfect for visitors. This clever configuration allows for great flexibility, providing multiple zones for family life, work, and relaxation.

Four Bedrooms of Comfort and Convenience

The upper floor is dedicated to repose and personal space, housing four generously sized bedrooms. Each of these rooms has been designed with maximum storage in mind, featuring high-quality built-in wardrobes. The master suite is a true sanctuary, benefiting from its own walk-in wardrobe and a private en-suite shower room, complete with a toilet and sink. Furthermore, two of the secondary bedrooms offer the added charm of their own small private balconies. These quaint outdoor spaces are perfectly sized to accommodate a table and two chairs for morning coffee or a clothes airer, offering a secluded spot to enjoy the pleasant Cypriot climate. The upper floor is completed by the main family bathroom, which includes a full-sized bath, toilet, and sink, catering effortlessly to a large family or guests.

Equipped for Immediate, Seamless Living

This home is being sold with the invaluable benefit of being fully equipped and semi-furnished, offering a truly turn-key solution. This includes all essential white goods in the kitchen and utility areas, alongside a significant amount of furniture, if required. Notably, all four bedrooms already include comfortable beds and mattresses, meaning your move-in process can be virtually instantaneous and stress-free. The comprehensive storage solutions, from the built-in wardrobes in all rooms to the master's walk-in closet, eliminate the immediate need for significant furniture purchases, allowing you to settle in immediately and focus on personalising your new home at your leisure.

Exceptional Outdoor Space and Future Potential

The property boasts ample outdoor amenities and future potential for customisation. Parking is generous and secure, featuring an electric-powered garage with space for one car, alongside a further covered parking bay for a second vehicle. Additionally, the driveway and off-street areas provide parking for 3-4 more cars, a rare and practical feature in this desirable residential area. While there is no pool currently, the extensive plot provides ample space to easily add a large overground pool or any other outdoor feature you desire. For buyers who wish to put their own stamp on the property, a trusted building team is already



in place and ready to accommodate any upgrades, renovations, or aesthetic changes needed to tailor the house perfectly to your taste, offering a simple path to creating your ultimate dream home. From its elevated position, the property enjoys pleasant views of the surrounding streetscape, neighbouring houses, and natural land.

Prime Location and Unrivalled Connectivity

The location of this property is, without doubt, one of its greatest assets. Situated in the southern, Greek-Cypriot part of the island, Aradippou, Larnaca, offers a perfect blend of residential tranquillity and urban accessibility. The home itself is set within a private road and community, providing an enhanced sense of peace, exclusivity, and privacy, all while remaining exceptionally close to essential amenities like local shops, cafes, and schools.

The home's proximity to major highways provides excellent transport links that place the entire island within easy reach:

- * 10 minutes to the nearest beautiful beach.
- * 20 minutes to Nicosia, the island's Capital.
- * 30 minutes to the vibrant resort town of Ayia Napa.
- * 40 minutes to the scenic coastline of Protaras.
- * 50 minutes to the cosmopolitan city of Limassol.

This strategic positioning offers the flexibility to commute across the island or enjoy spontaneous weekend trips to any of Cyprus's renowned destinations. This is a unique opportunity to secure a large, well-appointed, and perfectly located family home in a prestigious Larnaca community. Don't miss out on making this Mediterranean dream your reality.

ABOUT THE AREA

Aradippou is a prominent town and municipality located in the Larnaca District on the Greek Cypriot side of the island. Strategically positioned just northeast of the main city of Larnaca, it has grown significantly to become the second-largest municipality in the district by land area and a major residential centre, with a population reaching approximately 20,000 residents. The town was officially recognised as a municipality in 1986, but its history is much deeper, with archaeological findings suggesting the area was a centre of agricultural and trading activity as far back as the Hellenistic and Roman periods. Today, Aradippou successfully blends its rich historical heritage with a modern, thriving community environment.

The town is highly valued for its exceptional connectivity, positioning it as a pivotal point in Cyprus's national road network. This geographical advantage is one of its strongest features, offering residents and businesses fast and efficient access to all corners of the island via the major motorways. The well-known Rizoelia transport hub, a key interchange on the highway network, falls within the municipal boundaries, making travel seamless. From Aradippou, major urban centres like Nicosia, Limassol, and the popular resort towns of Ayia Napa and Protaras are all easily accessible, highlighting the town's importance as a central, well-connected location for commuters and travellers alike.



Aradippou offers a complete and quality infrastructure that supports all the functions of a modern city. The municipality is well-equipped with comprehensive educational facilities, including high schools, primary schools, and kindergartens, alongside essential services such as a hospital, banks, and numerous supermarkets. The community actively supports cultural life, featuring attractions like the open-air Municipal Theatre, which hosts the annual 'Nights of Culture' summer festival, and important cultural centres like the Kostas Kaimakliotis Folklore Museum. Furthermore, it boasts significant green spaces, parks like Ammochostos Park, and sports facilities, contributing to a high quality of life for its residents.

One of the most compelling features of Aradippou's location is its proximity to Larnaca International Airport (LCA). The airport, which is the main gateway to Cyprus for many visitors and residents, is the nearest major airport, situated approximately 10 to 14 kilometres away. This short distance translates to a typical driving time of just 10 to 15 minutes, offering immense convenience for frequent flyers or international business professionals. Furthermore, the town is also close to the sea, with the nearest beaches of the Larnaca coastline typically reachable within a short 10-minute drive, solidifying Aradippou's status as a highly desirable residential area that offers both metropolitan accessibility and a connection to the Mediterranean coast.

MAiN FEATURES:

- * 210m² of living space
- * 375m² plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Cyprus
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Yes

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	210 sq m
Lot Size:	375 sq m

Rental details

Furnished: Yes

Lease terms



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