



## For Sale, Apartment, Standard Apartment, Larnaca, Aradippou, Agios Fanourios, 127.40m<sup>2</sup>

(104) RONY 44, TSIKKILERO, AGIOS FANOURIOS, ARADIPPOU, LARNAKA

For Sale : € 240,000

### Description

Stunning Modern 2-Bedroom Apartment for Sale in Agios Fanourios, Larnaka  
The Lifestyle You Deserve

Imagine coming home to a space that instantly relaxes you—where sunlight pours through large glass doors and your private covered veranda becomes the ultimate retreat for morning coffees or evening wine. This beautifully designed 2-bedroom apartment in the sought-after Agios Fanourios area of Aradippou offers exactly that: a seamless blend of modern luxury and everyday comfort in one of Larnaka's most rapidly developing and desirable neighborhoods.

### Elegant Design & Flow

Stepping inside, you are greeted by a bright, open-plan living and dining area that flows effortlessly into a state-of-the-art fitted kitchen. The 84.6m<sup>2</sup> internal layout is thoughtfully designed for both intimate family dinners and entertaining friends. Down the hall, you will find two generously sized bedrooms, including a master suite complete with a private en-suite shower for your ultimate convenience, alongside a sleek family bathroom.

### Key Property Features:

Internal Space: 84.6m<sup>2</sup> of modern living area

Energy Efficiency: Class A with installed photovoltaic panels for reduced utility costs

Kitchen: Modern open-plan design

Parking & Storage: Private covered parking space and dedicated storage room

Comfort: Pressurized water system, double glazing, and provision for A/C units

### Location & Neighborhood Benefits

Location is everything when you want to buy a home in Larnaka, and this property delivers the perfect lifestyle. Nestled in a quiet, privileged residential area of Aradippou, you are perfectly positioned near major landmarks:

Leisure & Sports: A short stroll from the Ammochostos Stadium and the AEK Arena, perfect for sports enthusiasts.

Shopping: Only minutes away from the premier Metropolis Mall of Larnaka.

Education: Conveniently close to the Aradippou Primary School D' (Agiou Fanouriou).

Connectivity: Incredible access to the main highway network, linking you easily to Nicosia, Limassol, and the Larnaka City Center.

### Make It Yours

If you are searching for premium real estate in Cyprus, this property for sale in Aradippou is a must-see. Do not miss the opportunity to make this beautiful apartment your new home or your next high-yield investment.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email [sales@gplazarou.com](mailto:sales@gplazarou.com) to arrange your private viewing!

### Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **104**

[Website](#)

### Main Features

Property Subtype: **Standard Apartment**

Construction Stage: **Under Construction**

Construction Year: **2027**

Bedrooms: **2**

Bathrooms: **2**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Covered Parking: **1**

Floors Building: **3**



---

**Area**

|                                       |                                          |                                            |
|---------------------------------------|------------------------------------------|--------------------------------------------|
| Internal Area: <b>85m<sup>2</sup></b> | Covered Verandas: <b>29m<sup>2</sup></b> | Uncovered Verandas: <b>11m<sup>2</sup></b> |
| Covered Area: <b>127m<sup>2</sup></b> |                                          |                                            |

---

**Further Details**

Elevator, Storage Space, Air Condition



## Gallery





