

### 3 Bedroom Apartment for Sale in Kiti, Larnaca District

Three Bedroom Ground Floor Apartment For Sale in Kiti, Larnaca – Title Deeds (New Build Process) The project will be composed of five separate blocks including 1, 2 & 3 bedroom apartments. There are also nine 2 & 3-bedroom villas within the gated community complex. Combining apartments and luxurious villas, the project also includes a swimming pool and a children’s playground! Located in the village of Kiti, it’s just 1200m from the nearest beach and few minutes from the main highway linking to the main cities and towns of the island. Block E & F only - Master bedroom with ensuite and fitted wardrobes - 2 Bedrooms ...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**110**

Pool

**Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**plu075n3g**  
**Apartment**  
**Brand New**  
**3**

#### Amenities

#### Location

**Location:** Kiti

Region: **Larnaca**

Coordinates: **34.85 / 33.575**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 909.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€320 000 on Mar 14, 2024





## MASS PLAN



## GROUND FLOOR

### BLOCK E & F

**F01** ▶  
3 Bedrooms  
3 Bathrooms  
Laundry Room  
110 SQM Internal Area  
22 SQM Covered Veranda  
49 SQM Garden

**F02** ▶  
2 Bedrooms  
2 Bathrooms  
80 SQM Internal Area  
16 SQM Covered Veranda  
50 SQM Garden

**F03**  
2 Bedrooms  
2 Bathrooms  
79 SQM Internal Area  
20 SQM Covered Veranda

**E03**  
2 Bedrooms  
2 Bathrooms  
79 SQM Internal Area  
20 SQM Covered Veranda

**E01**  
3 Bedrooms  
3 Bathrooms  
Laundry Room  
110 SQM Internal Area  
22 SQM Covered Veranda  
49 SQM Garden

**E02**  
2 Bedrooms  
2 Bathrooms  
80 SQM Internal Area  
16 SQM Covered Veranda  
50 SQM Garden

