

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

Discover a new level of comfort and convenience in this exclusive gated community, located in the charming Kiti Village, just a short drive from the pristine beaches of Larnaca. This exceptional project offers a range of 1, 2, and 3-bedroom apartments, as well as 2 and 3-bedroom villas, each designed with high-quality finishes and modern living in mind. Private gardens and roof terraces are available for select units, offering residents their own outdoor space to unwind and enjoy the Mediterranean sun.

The community features a common swimming pool, a playground for children, and beautifully landscaped communal areas, making it ideal for families and individuals alike. Just 1 minute...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>132</b> |
| Covered Veranda        | <b>49</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>235090</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Elevator

### Location

**Location:** Kiti Region: **Larnaca**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 780.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€235 000 on Feb 18, 2025



