

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

Stylish 1-bedroom apartment located in the peaceful suburb of Kiti, Larnaca. This thoughtfully designed home offers modern finishes and a comfortable living space ideal for individuals or couples. Situated in a serene residential area, the apartment provides easy access to key roads, schools, shops, and public transport, with a short drive to the city center, Larnaca International Airport, and nearby beaches. Experience quality construction and attention to detail in this unique property, perfect for residential living or long-term investment in one of Larnaca's most promising communities.

| Property Info     |           | Plot / Area Info |                    | Additional info   |                  |
|-------------------|-----------|------------------|--------------------|-------------------|------------------|
| Covered Area      | <b>68</b> | Pool             | <b>Common, Yes</b> | Reference Number  | <b>236872</b>    |
| Covered Veranda   | <b>17</b> | Parking          | <b>Yes</b>         | Property type     | <b>Apartment</b> |
| Energy Efficiency | <b>A</b>  |                  |                    | Construction Year | <b>2027</b>      |
|                   |           |                  |                    | Bathrooms         | <b>1</b>         |

| Amenities                                    | Location |
|--|----------|
| <b>Location:</b> Kiti Region: <b>Larnaca</b> |          |

## Price: €187 000 + VAT

VAT for this property is **€9,350** or **€35,530**. 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>~€4 080.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 750.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€187 000 on May 10, 2025





