


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

Discover peaceful living in this beautifully designed 2-bedroom ground floor apartment with its own private garden, located in a premium gated community in the Kiti area of Larnaca. Set within a low-rise two-storey building, this home offers privacy, functionality, and direct access to outdoor space — ideal for families, couples, or as a holiday retreat. 

The development blends apartments and luxury villas, all surrounded by landscaped common areas, a shared swimming pool, and a children's playground — perfect for a balanced lifestyle.

### Key Features:

- Private garden
- Part of a secure gated community
- Common swimming pool & c...

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>14</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6744</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Kiti

Coordinates: **34.837371490729 / 33.576965343472**

Region: **Larnaca**

## Price: €263 000 + VAT

VAT for this property is **€13,150** or **€49,970**. 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>~€7 120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 828.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€220 000 on Jun 11, 2025  
€262 000 on Sep 12, 2025  
€263 000 on Dec 13, 2025

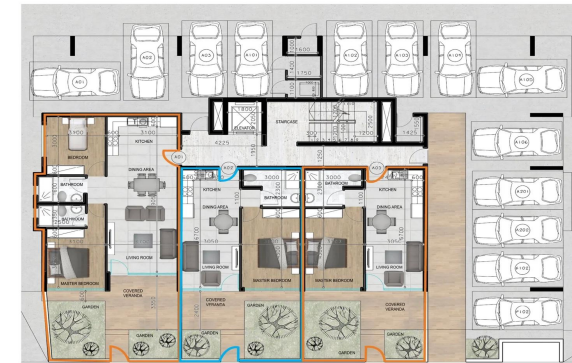






## BLOCK A

### GROUND FLOOR



- A01**  
2 Bedrooms  
2 Bathrooms  
79 SQM Internal Area  
14.5 SQM Covered Veranda  
20 SQM Garden
- A02**  
1 Bedroom  
1 Bathroom  
50 SQM Internal Area  
10 SQM Covered Veranda  
18.5 SQM Garden
- A03**  
1 Bedroom  
1 Bathroom  
50 SQM Internal Area  
10 SQM Covered Veranda  
19.5 SQM Garden

Areas & Plans are not final and are subject to modifications