


## 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 **93**  
 Covered Veranda **14**  
 Total Number of Floors **2**

### Plot / Area Info

Pool **Common, Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **6744**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Kiti Region: **Larnaca**  
 Coordinates: **34.837371490729 / 33.576965343472**

## 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/m<sup>2</sup></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

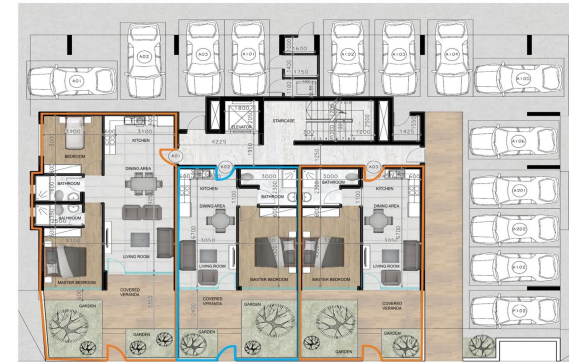
€220 000 on Jun 11, 2025  
 €262 000 on Sep 12, 2025  
 €263 000 on Dec 13, 2025





## 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