

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

Discover peaceful living in this beautifully designed 1-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		Plot / Area Info		Additional info	
Covered Area	<b>60</b>	Pool	Common, Yes	Reference Number	6745
Covered Veranda	10		Covered, Yes	Property type	<b>Apartment</b>
Total Number of Floors	2	Parking		Bathrooms	1

Amenities Location

Location: Kiti Region: Larnaca

Coordinates: 34.837371490729 / 33.576965343472

Parking



**Price: €193 000 + VAT** 

VAT for this property is €9,650 or €36,670. 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 Excluded

Title transfer fee ~€4 320.00

Price per SQM €3 217.00/m²

Common expenses None

# **Representative: RealDeal Estates**

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# **Price change history**

€172 000 on Jun 11, 2025 €193 000 on Sep 12, 2025







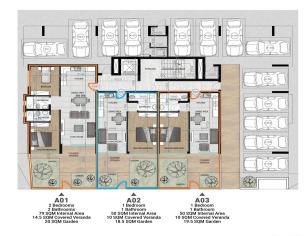








#### **GROUND FLOOR**



Areas & Plans are not final an are subject to modifications