

## 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. X

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>	Reference Number
Covered Veranda	<b>10</b>	Property type
Total Number of Floors	<b>2</b>	Bathrooms

Amenities	Location	
• Parking	<b>Location:</b> Kiti Coordinates: <b>34.837371490729 / 33.576965343472</b>	Region: <b>Larnaca</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>~€4 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 217.00/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

€172 000 on Jun 11, 2025

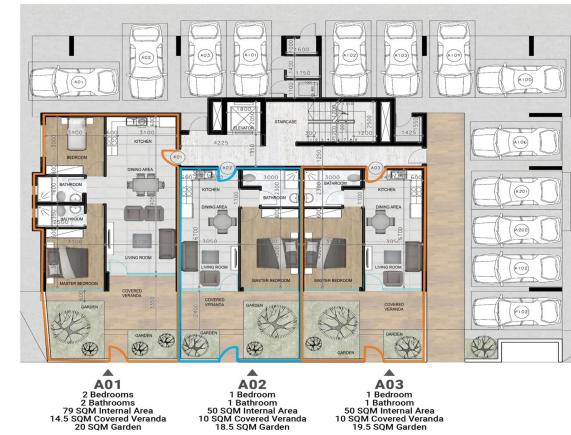
€193 000 on Sep 12, 2025





## BLOCK A

### GROUND FLOOR



Areas & Plans are not final and are subject to modifications