

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

| Amenities | Location   |                        |
|-----------|--|------------------------|
| • Parking | <b>Location:</b> Kiti<br>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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€172 000 on Jun 11, 2025

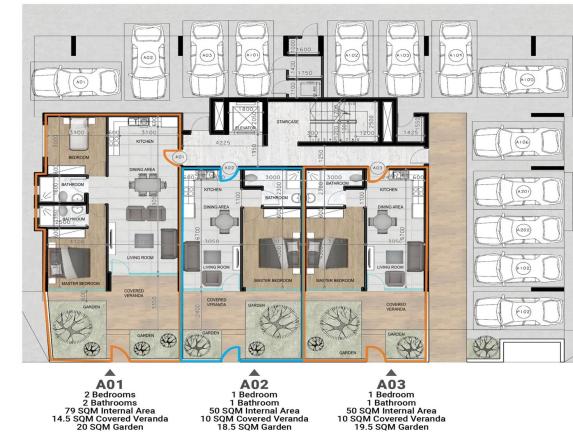
€193 000 on Sep 12, 2025





## BLOCK A

### GROUND FLOOR



Areas & Plans are not final and are subject to modifications