


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

Covered Area	60
Covered Veranda	10
Total Number of Floors	2

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	6746
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Location: Kiti

Coordinates: **34.837371490729 / 33.576965343472**

Region: **Larnaca**

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	Common expenses	None
		Price per SQM	€3 217.00/m²		

Representative: RealDeal Estates

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

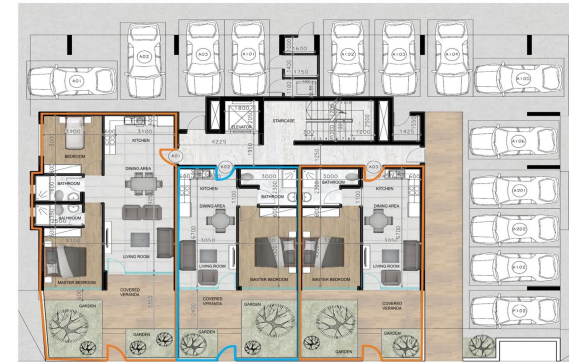
€172 000 on Jun 11, 2025
 €193 000 on Sep 12, 2025





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