


1 Bedroom Apartment for Sale in Kiti, Larnaca District

Experience modern living in this well-designed 1-bedroom apartment, part of a secure and stylish gated community in the Kiti area of Larnaca. The development features a blend of elegant apartments and luxury villas, surrounded by landscaped communal areas, a swimming pool, and a children's playground — ideal for comfortable family living or as a holiday residence. 

Key Features:

- Located in a two-storey building
- Part of a secure gated community
- Common swimming pool & children's playground
- 1 Minute from Kiti & Pervolia Villages
- Only 1200 meters from the beach
- Easy access to Limassol, Nico...

Property Info

Covered Area	62
Covered Veranda	9
Floor Number	1
Total Number of Floors	2

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	6750
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Location: Kiti

Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

Price: €177 000 + VAT

VAT for this property is **€8,850** or **€33,630**. 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	~€3 680.00	Common expenses	None
		Price per SQM	€2 855.00/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

€152 000 on Jun 11, 2025
 €177 000 on Sep 12, 2025



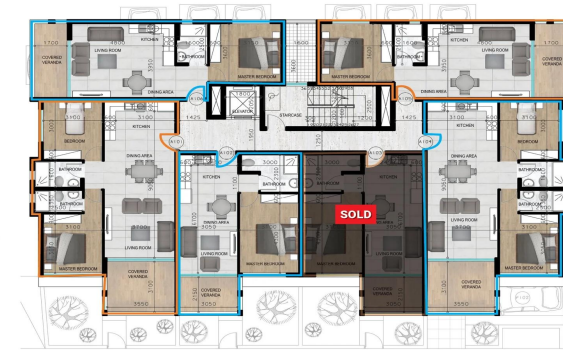


BLOCK A

1ST FLOOR

A106 ▶
1 Bedroom
1 Bathroom
53 SQM Internal Area
9 SQM Covered Veranda

A101 ▶
2 Bedrooms
2 Bathrooms
79 SQM Internal Area
12.5 SQM Covered Veranda



◀ **A105**
1 Bedroom
1 Bathroom
53 SQM Internal Area
9 SQM Covered Veranda

◀ **A104**
2 Bedrooms
2 Bathrooms
79 SQM Internal Area
12.5 SQM Covered Veranda

A102
1 Bedroom
1 Bathroom
50 SQM Internal Area
8 SQM Covered Veranda

Areas & Plans are not final and are subject to modifications