


## 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	<b>62</b>
Covered Veranda	<b>9</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6751</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€3 680.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 855.00/m²</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

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







## BLOCK A

### 1<sup>ST</sup> FLOOR



Areas & Plans are not final and are subject to modifications