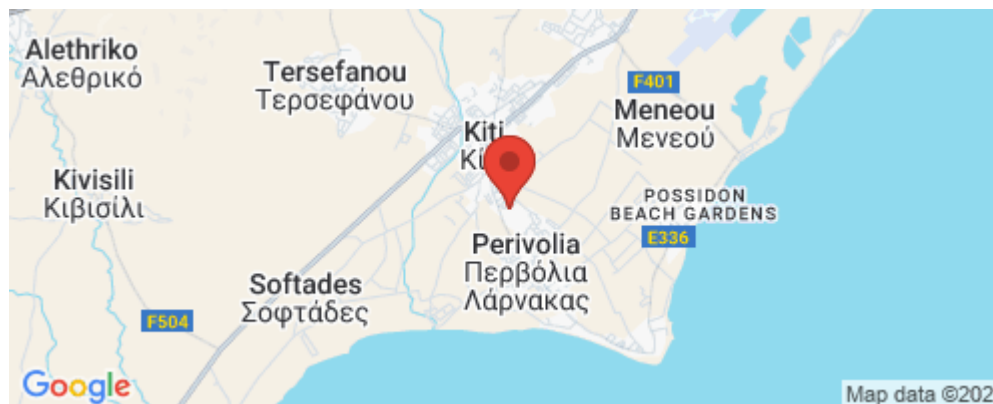


## 2 Bedroom Apartment for Sale in Kiti, Larnaca District

Discover elevated living in this stylish 2-bedroom top floor apartment featuring a spacious private roof terrace — the perfect spot for outdoor relaxation, dining, or entertaining under the Mediterranean sky. Located within a secure gated community in the sought-after Kiti area of Larnaca, the project combines modern apartments and luxury villas with high-quality amenities.



Residents will enjoy beautifully landscaped communal areas, a shared swimming pool, and a dedicated children's playground, all just minutes from the beach and surrounding villages.

### Key Features:

- Top floor apartment
- Private roof terrace
- Part of a secure gated c...

| Property Info          |          | Plot / Area Info |                             | Additional info  |           |
|------------------------|----------|------------------|-----------------------------|------------------|-----------|
| Covered Area           | 99       | Pool<br>Parking  | Common, Yes<br>Covered, Yes | Reference Number | 6752      |
| Covered Veranda        | 18       |                  |                             | Property type    | Apartment |
| Uncovered Veranda      | 50       |                  |                             | Bathrooms        | 2         |
| Floor Number           | 2        |                  |                             |                  |           |
| Total Number of Floors | 2        |                  |                             |                  |           |
| Amenities              | Location |                  |                             |                  |           |



- Parking

**Location:** Kiti

Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €258 000 + VAT

VAT for this property is **€12,900** or **€49,020**. 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>~€6 920.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 606.00/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

€258 000 on Jun 11, 2025









## BLOCK A

### 2<sup>ND</sup> FLOOR

**A201**  
2 Bedrooms  
2 Bathrooms  
81.5 SQM Internal Area  
18 SQM Covered Veranda  
50 SQM Uncovered Veranda



**A202**  
2 Bedrooms  
2 Bathrooms  
81.5 SQM Internal Area  
18 SQM Covered Veranda  
50 SQM Uncovered Veranda

Areas & Plans are not final and  
are subject to modifications