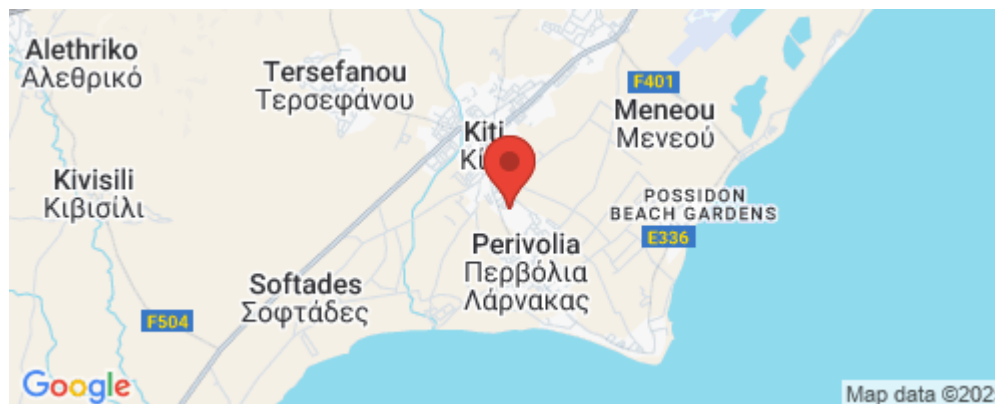


2 Bedroom Apartment for Sale in Kiti, Larnaca District

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 Parking	Common, Yes Covered, Yes	Reference Number	6753
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**

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	Excluded	Title transfer fee	~€6 920.00	Common expenses	None
		Price per SQM	€2 606.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€258 000 on Jun 11, 2025





BLOCK A

2ND 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