


## 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

Covered Area	<b>99</b>
Covered Veranda	<b>18</b>
Uncovered Veranda	<b>50</b>
Floor Number	<b>2</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>6753</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Kiti Region: **Larnaca**  
**Coordinates:** **34.837371490729 / 33.576965343472**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>~€8 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 929.00/m<sup>2</sup></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>
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## Price change history

€258 000 on Jun 11, 2025  
 €290 000 on Sep 12, 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