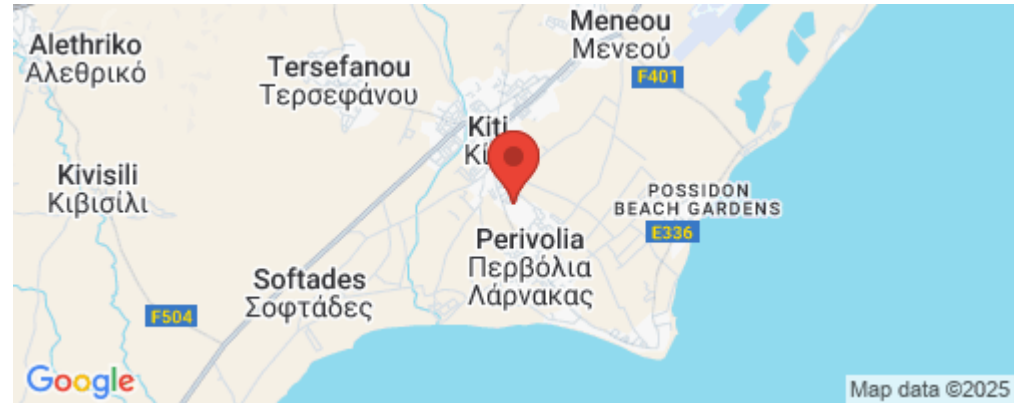


Discover peaceful living in this beautifully designed 2-bedroom ground floor apartment with its own private garden, located in a premium gated community in the Kiti area of Larnaca. Set within a low-rise two-storey building, this home offers privacy, functionality, and direct access to outdoor space — ideal for families, couples, or as a holiday retreat.



The development blends apartments and luxury villas, all surrounded by landscaped common areas, a shared swimming pool, and a children's playground — perfect for a balanced lifestyle.

- Private garden
- Part of a secure gated community
- Common swimming pool & c...

Property Info		Plot / Area Info		Additional info	
Covered Area	95	Pool	Common, Yes	Reference Number	6756
Covered Veranda	11	Parking	Covered, Yes	Property type	Apartment
Total Number of Floors	2			Bathrooms	2

Amenities **Location**

• Parking **Location:** Kiti Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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	~€5 600.00	Common expenses	None
		Price per SQM	€2 368.00/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			

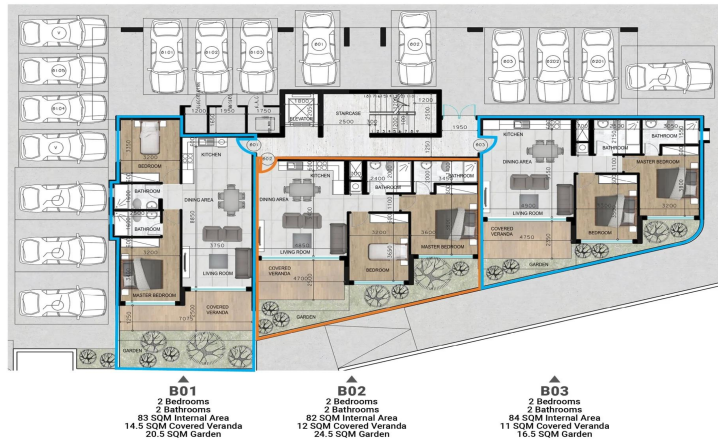
Price change history

€225 000 on Jun 11, 2025



BLOCK B

GROUND FLOOR



Areas & Plans are not final and
are subject to modifications