

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

Experience modern living in this well-designed 2-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>98</b> |
| Covered Veranda        | <b>14</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>6758</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 398.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€202 000 on Jun 11, 2025  
 €245 000 on Sep 12, 2025  
 €235 000 on Dec 13, 2025



**BLOCK B**

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

