

### 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		Plot / Area Info		Additional info	
Covered Area	98			Deference Number	6758
Covered Veranda	14	Pool	Common, Yes	Reference Number	
Floor Number	1	Parking	Covered, Yes	Property type	Apartment 2
Total Number of Floors	2			Bathrooms	2

Amenities Location



Location: Kiti Region: Larnaca

Coordinates: **34.837371490729** / **33.576965343472** 



Price: €245 000 + VAT

VAT for this property is €12,250 or €46,550. 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  $\sim 6400.00$  Common expenses None Price per SQM  $\leq 2500.00/m^2$ 

# **Representative: RealDeal Estates**

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# **Price change history**

€202 000 on Jun 11, 2025 €245 000 on Sep 12, 2025







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



Areas & Plans are not final and are subject to modifications