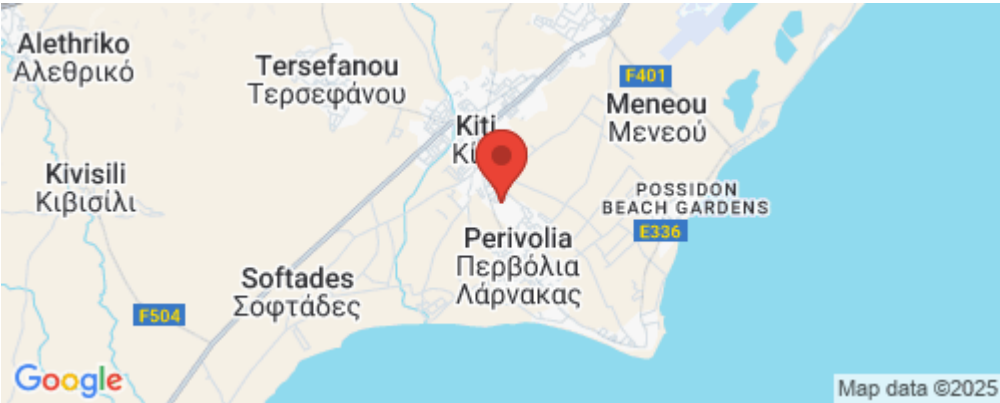


2 Bedroom Apartment for Sale in Kiti, Larnaca District

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	94			Reference Number	6759
Covered Veranda	14	Pool	Common, Yes	Property type	Apartment
Floor Number	2	Parking	Covered, Yes	Bathrooms	2
Total Number of Floors	2				

Amenities

- Parking

Location

Location: Kiti  
Coordinates: 34.837371490729 / 33.576965343472

Region: Larnaca



## Price: €268 000 + VAT

VAT for this property is **€13,400** or **€50,920**. 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>~€7 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 851.00/m²</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

€268 000 on Jun 11, 2025



## BLOCK B

### 2<sup>ND</sup> FLOOR

**B201**  
2 Bedrooms  
2 Bathrooms  
80 SQM Internal Area  
14 SQM Covered Veranda  
85 SQM Uncovered Veranda



**B202**  
2 Bedrooms  
2 Bathrooms  
82 SQM Internal Area  
18.5 SQM Covered Veranda  
76 SQM Uncovered Veranda

Areas & Plans are not final and  
are subject to modifications