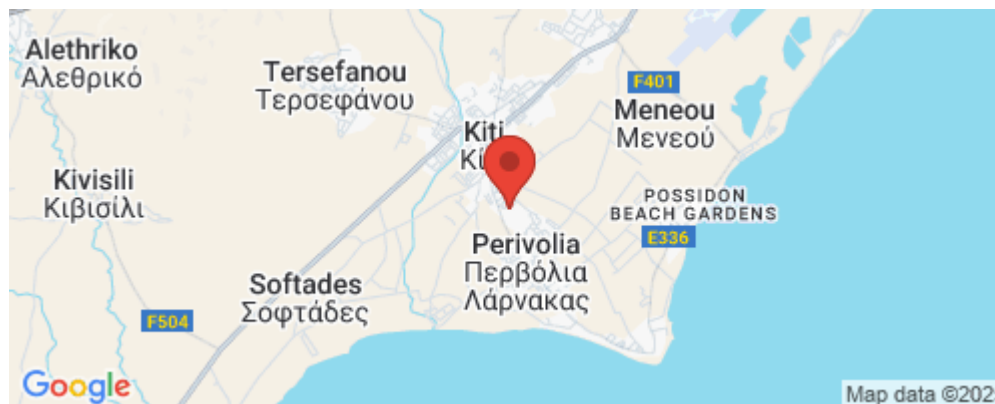


2 Bedroom Apartment for Sale in Kiti, Larnaca District

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	100			Reference Number	6760
Covered Veranda	18	Pool	Common, Yes	Property type	Apartment
Floor Number	2	Parking	Covered, Yes	Bathrooms	2
Total Number of Floors	2				
Amenities	Location				
• Parking	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	Excluded	Title transfer fee	~€7 320.00	Common expenses	None
		Price per SQM	€2 680.00/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

€268 000 on Jun 11, 2025



BLOCK B

2ND 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