

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

Discover peaceful living in this beautifully designed 1-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.

### Key Features:

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

### Property Info

Covered Area	<b>60</b>
Covered Veranda	<b>10</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>6762</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Kiti

Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

## Price: €196 000 + VAT

VAT for this property is **€9,800** or **€37,240**. 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>~€4 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 267.00/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

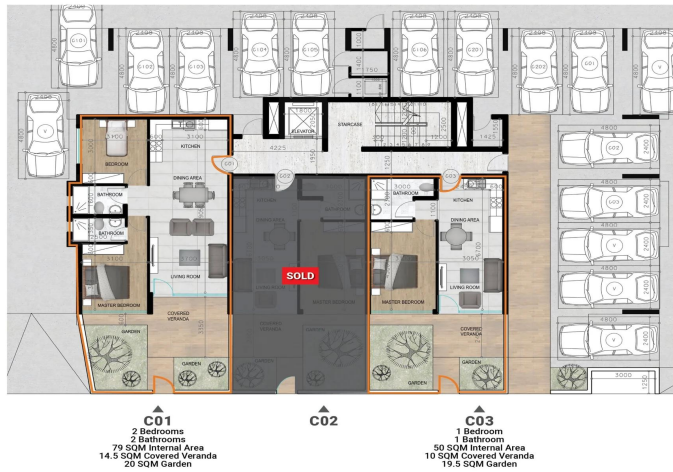
€175 000 on Jun 11, 2025  
€196 000 on Sep 12, 2025





## BLOCK C

### GROUND FLOOR



Areas & Plans are not final and  
are subject to modifications