


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 | 60 |
| Covered Veranda | 10 |
| Total Number of Floors | 2 |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 6762 |
| Property type | Apartment |
| Bathrooms | 1 |

Amenities

- Parking

Location

Location: Kiti

Coordinates: **34.837371490729 / 33.576965343472**

Region: **Larnaca**

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 | Excluded | Title transfer fee | ~€4 440.00 | Common expenses | None |
| | | Price per SQM | €3 267.00/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

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



BLOCK C

GROUND FLOOR



C01
2 Bedrooms
2 Bathrooms
79 SQM Internal Area
14.5 SQM Covered Veranda
20 SQM Garden

C02

C03
1 Bedroom
1 Bathroom
50 SQM Internal Area
10 SQM Covered Veranda
19.5 SQM Garden

Areas & Plans are not final and are subject to modifications