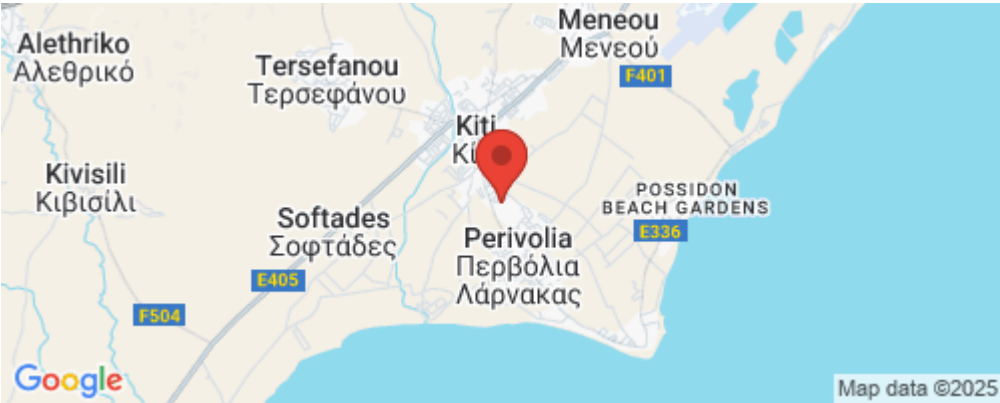


1 Bedroom Apartment for Sale in Kiti, Larnaca District

Experience modern living in this well-designed 1-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	58	Pool Parking	Common, Yes Covered, Yes	Reference Number	6764
Covered Veranda	8			Property type	Apartment
Floor Number	1			Bathrooms	1
Total Number of Floors	2				
Amenities		Location			

- Parking

Location: Kiti

Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

Price: €152 000 + VAT

VAT for this property is **€7,600** or **€28,880**. 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	~€2 950.00	Common expenses	None
		Price per SQM	€2 621.00/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

€152 000 on Jun 11, 2025



BLOCK C

1ST FLOOR



Areas & Plans are not final and
are subject to modifications