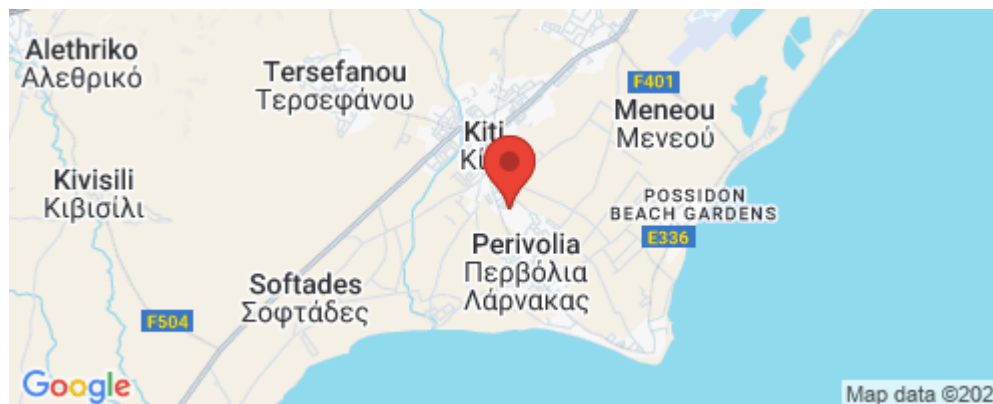


1 Bedroom Apartment for Sale in Kiti, Larnaca District

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

| | |
|------------------------|-----------|
| Covered Area | 62 |
| Covered Veranda | 9 |
| Floor Number | 1 |
| Total Number of Floors | 2 |

Plot / Area Info

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

Additional info

| | |
|------------------|------------------|
| Reference Number | 6765 |
| Property type | Apartment |
| Bathrooms | 1 |

Amenities

Location



- Parking

Location: Kiti

Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

www.index.cy - All Cyprus Real Estate

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 | €2 452.00/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