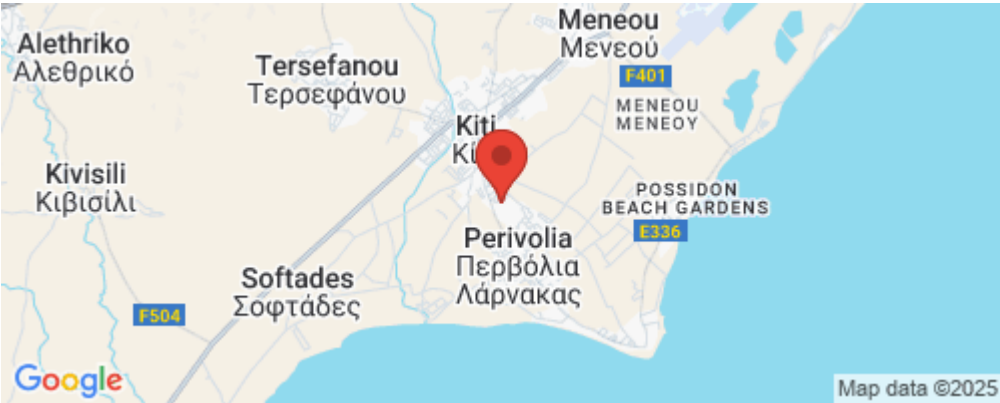


2 Bedroom Apartment for Sale in Kiti, Larnaca District

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

Covered Area	99
Covered Veranda	18
Uncovered Veranda	50
Floor Number	2
Total Number of Floors	2

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	6766
Property type	Apartment
Bathrooms	2

AmenitiesLocation



- Parking

**Location:** Kiti

Region: **Larnaca**

Coordinates: **34.837371490729 / 33.576965343472**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €258 000 + VAT

VAT for this property is **€12,900** or **€49,020**. 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>~€6 920.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 606.00/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

€258 000 on Jun 11, 2025





## BLOCK C

### 2ND FLOOR

**C201 ▶**  
2 Bedrooms  
2 Bathrooms  
81.5 SQM Internal Area  
18 SQM Covered Veranda  
50 SQM Uncovered Veranda



**◀ C202**  
2 Bedrooms  
2 Bathrooms  
81.5 SQM Internal Area  
18 SQM Covered Veranda  
50 SQM Uncovered Veranda

Areas & Plans are not final and  
are subject to modifications