

2 Bedroom Apartment for Sale in Kiti, Larnaca District

Welcome to an exclusive gated community nestled in the charming village of Kiti, one of the most desirable residential areas in Larnaca. This innovative development introduces luxurious villas and cozy apartments, offering stunning views and seamless access to sandy beaches, the city center, and a highway. Crafted with a contemporary aesthetic and embraced by serene surroundings, these homes provide a harmonious blend of beauty, comfort, and convenience.

The spacious and gorgeously designed villas feature 2-3 bedrooms, comfortable living and dining areas, modern kitchens and private gardens, ideal for outdoor entertaining and tranquility. For an enhanced living experience, there is ...



Property Info		Plot / Area Info		Additional info	
Covered Area	97				
Covered Veranda	15				
Floor Number	1	Pool Common, Yes Parking Covered, Yes		Deference Number	0720
Total Number of Floors	2		Reference Number	8729	
Furnishing	Unfurnished		Covered, Yes	Property type	Apartment
Energy Efficiency	A			Bathrooms	2
Heating	Autonomous Heating, Yes				
Air Conditioning	All rooms, Yes				

Amenities Location

• Parking Location: Kiti Region: Larnaca

Coordinates: **34.837219** / **33.5768**



Price: €245 000 + VAT

VAT for this property is €12,250 or €46,550. 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 ~ 6400.00 Common expenses None Price per SQM $\leq 2526.00/m^2$

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

Price change history

€245 000 on Oct 8, 2025



















