

## 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	93				
Covered Veranda	14				
Total Number of Floors	2	Pool Parking	Common, Yes Covered, Yes	Reference Number	8734
Furnishing	Unfurnished			Property type	<b>Apartment</b>
Energy Efficiency	A			Bathrooms	2
Heating	Autonomous Heating, Yes				

Amenities Location

• Parking Location: Kiti Region: Larnaca

All rooms, Yes

Coordinates: 34.837219 / 33.5768

Air Conditioning



Price: €270 000 + VAT

VAT for this property is €13,500 or €51,300. 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 ~€7 400.00

Price per SQM €2 903.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€270 000 on Oct 8, 2025



















