

## 2 Bedroom Apartment for Sale in Kiti, Larnaca District

Comfy, Two Bedroom Apartment for sale in Kiti area, Larnaca. The property is located in a quiet and picturesque neighborhood near Kiti Village centre. It offers the perfect blend of peaceful surroundings and community convenience. A plethora of amenities and services are at a close distance, such as supermarkets, Restaurants, bakery etc. It is a short drive to the beach, Larnaca International Airport and Larnaca city center.

First floor apartment for sale in Kiti area, Larnaca. It consists of an open plan kitchen, living, dining area, two bedrooms, en suite master bedroom, a main shower room and covered balcony. In addition, the apartment has also access to an assigned storage roo...

| Property Info    |                       | Plot / Area Info                                      |                     | Additional info        |                  |
|------------------|-----------------------|---|---------------------|------------------------|------------------|
| Covered Area     | <b>68</b>             |   |                     | Reference Number       | <b>53396</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking   | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                  |                       |   |                     | Condition              | <b>Brand New</b> |
|                  |                       |   |                     | Bathrooms              | <b>2</b>         |
| Amenities        |                       | Location  |                     |                        |                  |
| • Garden         |                       | <b>Location:</b> Kiti                                 |                     | Region: <b>Larnaca</b> |                  |
|                  |                       | Coordinates: <b>34.840698977308 / 33.577226699114</b> |                     |                        |                  |

## Price: €158 000 + VAT

VAT for this property is **€7,900** or **€30,020**. 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<br>Price per SQM | <b>None</b><br><b>€2 324.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€158 000 on Oct 16, 2025





## GROUND FLOOR

UNIT 01 - SIZE - 82M<sup>2</sup>

|             |                    |
|-------------|--------------------|
| BEDROOM -   | 2                  |
| VERANDA     | 23 M <sup>2</sup>  |
| GARDEN      | 40 M <sup>2</sup>  |
| CAR PARKING | 12 M <sup>2</sup>  |
| TOTAL AREA  | 145 M <sup>2</sup> |

