


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

Top Floor, One Bedroom Flat with Roof Garden 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. 

Apartment on the second floor, for sale in Kiti area, Larnaca. It consists of an open plan kitchen, living, dining area, one bedroom, shower room, covered balcony and roof garden. The apartment has also access to an assigned storage room and co...

### Property Info

Covered Area **48**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53402**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Garden

### Location

**Location:** Kiti Region: **Larnaca**  
Coordinates: **34.840698977308 / 33.577226699114**

## Price: €165 000 + VAT

VAT for this property is **€8,250** or **€31,350**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 438.00/m<sup>2</sup></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

€155 000 on Oct 17, 2025  
 €165 000 on Mar 15, 2026





## GROUND FLOOR



## SECOND FLOOR

UNIT 204 SIZE - 48 M<sup>2</sup>

BEDROOM -	1
BALCONY -	5 M <sup>2</sup>
STORAGE ROOM	2 M <sup>2</sup>
CAR PARKING	12 M <sup>2</sup>
ROOF GARDEN	25 M <sup>2</sup>
TOTAL AREA	92 M <sup>2</sup>

