

2 Bedroom Apartment for Sale in Kiti, Larnaca District

Experience modern living in this well-designed 2-bedroom apartment, part of a secure and stylish gated community in the Kiti area of Larnaca. The  development features a blend of elegant apartments and luxury villas, surrounded by landscaped communal areas, a swimming pool, and a children's playground — ideal for comfortable family living or as a holiday residence.

Key Features:

- Located in a two-storey building
- Part of a secure gated community
- Common swimming pool & children's playground
- 1 Minute from Kiti & Pervolia Villages
- Only 1200 meters from the beach
- Easy access to Limassol, Nico...

Property Info	Plot / Area Info		Additional info	
Covered Area	91		Reference Number	9941
Covered Veranda	12	Pool	Property type	Apartment
Floor Number	1	Parking	Bathrooms	2
Total Number of Floors	2			
Amenities	Location		Region: Larnaca	
• Parking	Location: Kiti			
	Coordinates: 34.837371490729 / 33.576965343472			

Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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 Price per SQM	~€5 800.00 €2 527.00/m²	Common expenses	None
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Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€235 000 on Nov 8, 2025

€230 000 on Dec 13, 2025





BLOCK A

1ST FLOOR



Areas & Plans are not final and are subject to modifications