


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

| | |
|------------------------|-----------|
| Covered Area | 91 |
| Covered Veranda | 12 |
| Floor Number | 1 |
| Total Number of Floors | 2 |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 9941 |
| Property type | Apartment |
| Bathrooms | 2 |

Amenities

- Parking

Location

Location: Kiti Region: **Larnaca**
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 | ~€5 800.00 | Common expenses | None |
| | | Price per SQM | €2 527.00/m² | | |

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