


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
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Price change history

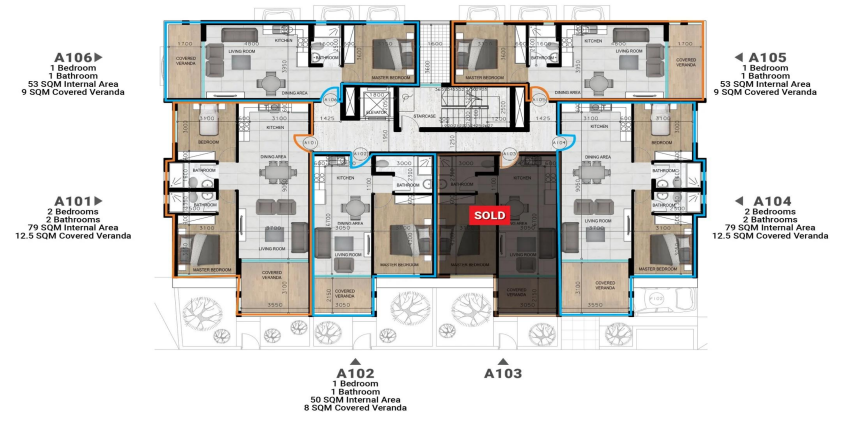
€235 000 on Nov 8, 2025
 €230 000 on Dec 13, 2025





BLOCK A

1ST FLOOR



Areas & Plans are not final and are subject to modifications