


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

This spacious and contemporary two-bedroom apartment combines elegant design with everyday practicality. It features an open-plan kitchen and living area, an en-suite master bedroom, and a generous private balcony overlooking the road, landscaped gardens, or the pool. The layout offers a serene balance between comfort, style, and relaxation. 

Located within an exclusive resort-style development in the charming coastal village of Kiti, the apartment provides a relaxed Mediterranean lifestyle just a short drive from Larnaca city and the international airport. The area offers easy access to supermarkets, cafes, restaurants, schools, essential services, and the sandy beaches of Larnaca ...

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>24</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10649</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Kiti

Coordinates: **34.849769376182 / 33.566837310791**

Region: **Larnaca**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 875.00/m²</b>		

## Representative: RealDeal Estates

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

## Price change history

€195 000 on Dec 4, 2025









Inside covered area: 80/81m<sup>2</sup>  
 Covered balcony area: 24m<sup>2</sup>  
 Private parking and storage room

