


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

This modern and well-designed one-bedroom apartment offers a perfect blend of comfort and contemporary living. It features an open-plan kitchen and living area, a bright and spacious bedroom, and a private balcony overlooking the pool. The thoughtful layout creates a calm and stylish environment ideal for everyday living. 

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 Bay.

Blending...

### Property Info

Covered Area	<b>55</b>
Covered Veranda	<b>7</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>10651</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Kiti Region: **Larnaca**  
**Coordinates:** **34.849769376182 / 33.566837310791**

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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>~€2 775.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 636.00/m<sup>2</sup></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>
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## Price change history

€142 500 on Dec 4, 2025

€145 000 on Apr 3, 2026





## TYPE B

Inside covered area: 48m<sup>2</sup>  
Covered balcony area: 7.3m<sup>2</sup>  
Private parking and storage room

