

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

Two Bedroom Apartment For Sale in Kiti, Larnaca - Title Deeds (New Build Process) A contemporary residential complex designed for modern living combines elegant architecture with comfort and practicality, creating a serene retreat in the heart of Kiti. Residents enjoy premium facilities including a gym, swimming pool, sauna, gym, lounge area and BBQ place. Where style meets tranquility, offering an elevated way of life. Set in the characterful area of Kiti, just outside Larnaca, these residences blends the serenity of open green landscapes with the comfort of refined modern living. The complex consists of two blocks totaling 25 apartments, including 1-bedroom,...



### Property Info

### Plot / Area Info

Covered Area **81**

### Additional info

Reference Number **khx016n2/blocka**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Kiti                      Region: **Larnaca**  
 Coordinates: **34.85 / 33.575**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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.

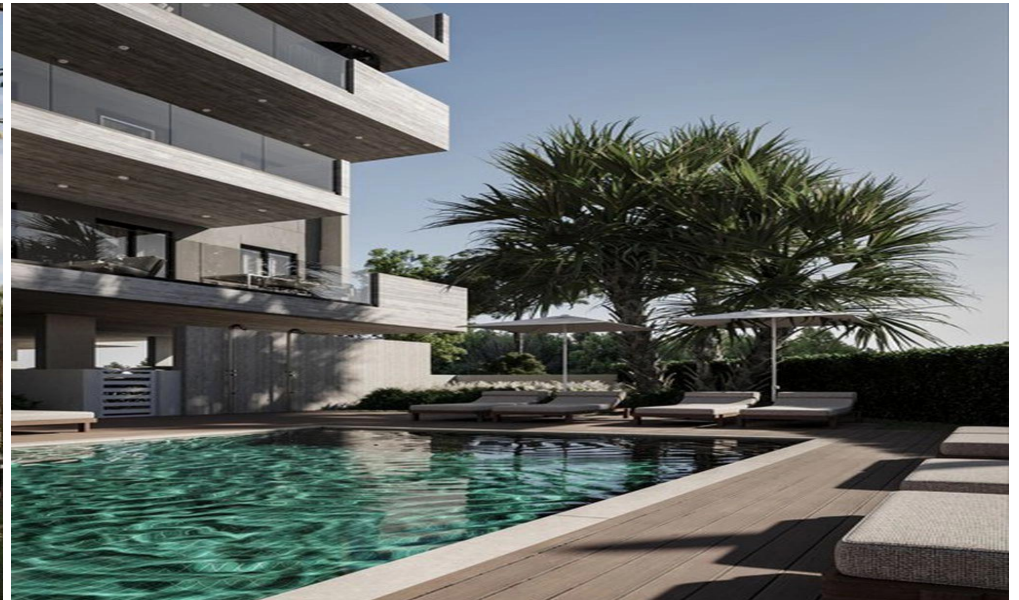
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 901.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

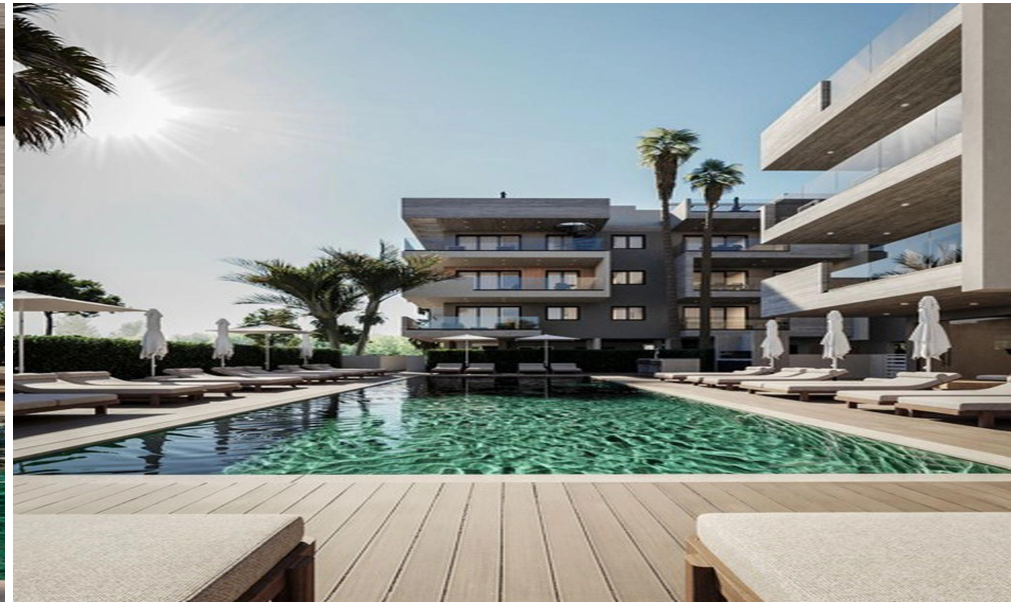
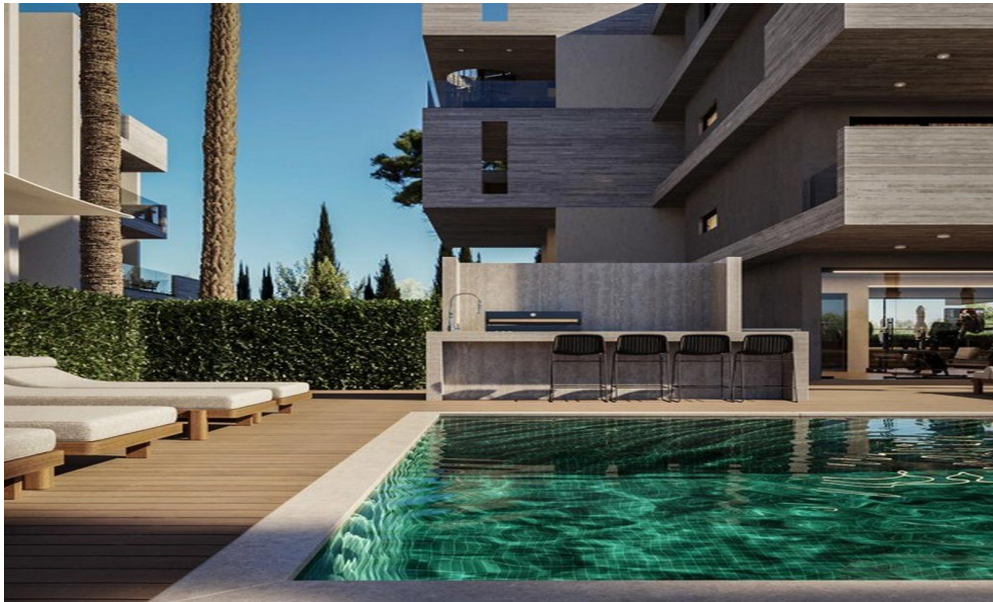
€235 000 on Mar 26, 2026









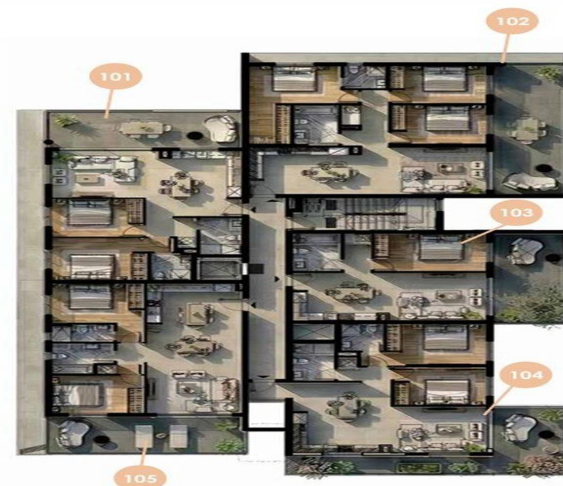






## BLOCK A - FIRST FLOOR

- Apartment 101**  
81m<sup>2</sup> covered living area  
24m<sup>2</sup> veranda area  
3m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 102**  
106m<sup>2</sup> covered living area  
32m<sup>2</sup> veranda area  
2.3m<sup>2</sup> storage room  
3 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 103**  
58.5m<sup>2</sup> covered living area  
22m<sup>2</sup> veranda area  
2.3m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking
- Apartment 104**  
86.5m<sup>2</sup> covered living area  
29m<sup>2</sup> veranda area  
2.4m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 105**  
85.5m<sup>2</sup> covered living area  
24.5m<sup>2</sup> veranda area  
4.8m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking



## BLOCK A - SECOND FLOOR

- Apartment 201**  
81m<sup>2</sup> covered living area  
24m<sup>2</sup> veranda area  
4.6m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 202**  
106m<sup>2</sup> covered living area  
22.5m<sup>2</sup> veranda area  
64m<sup>2</sup> roof garden  
4.6m<sup>2</sup> storage room  
3 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 203**  
58.5m<sup>2</sup> covered living area  
12.5m<sup>2</sup> veranda area  
2.5m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking
- Apartment 204**  
86.5m<sup>2</sup> covered living area  
32.5m<sup>2</sup> veranda area  
3.4m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 205**  
85.5m<sup>2</sup> covered living area  
24.5m<sup>2</sup> veranda area  
5m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

