

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

Three 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-bedroo...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **100**

Reference Number **khx016n3/blockb**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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.

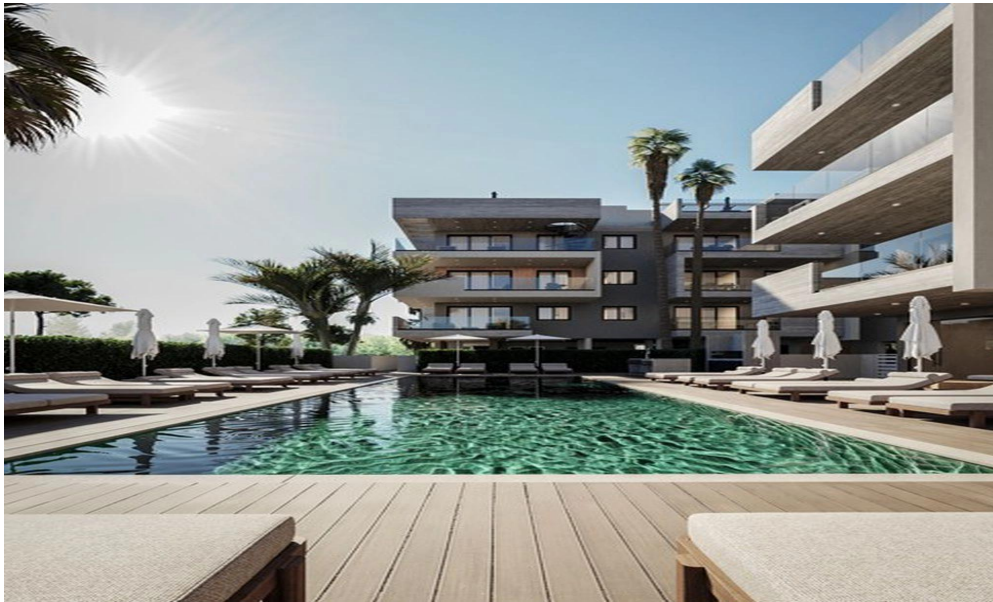
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 550.00/m<sup>2</sup></b>		

## 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

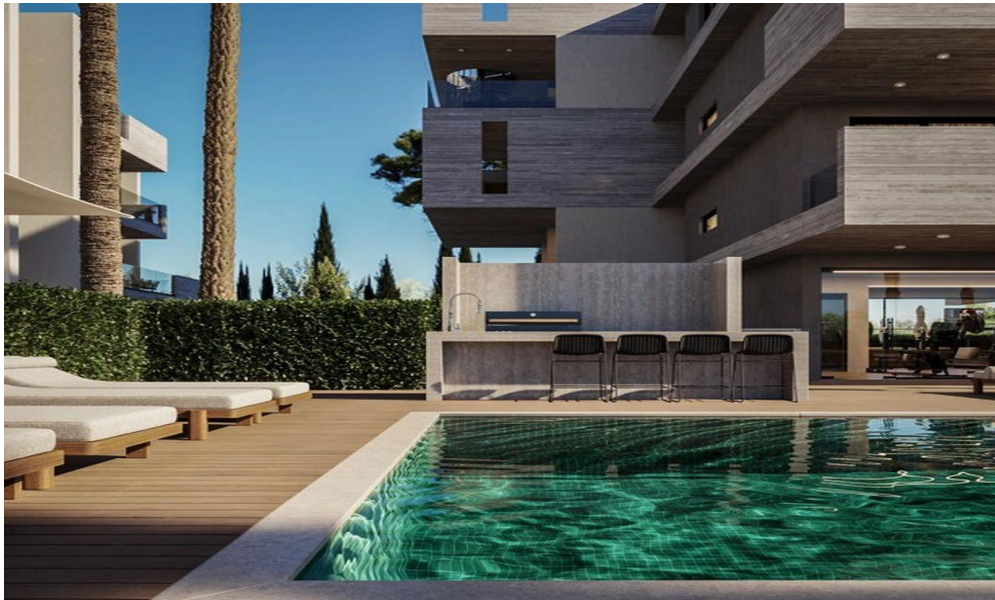
€255 000 on Mar 26, 2026

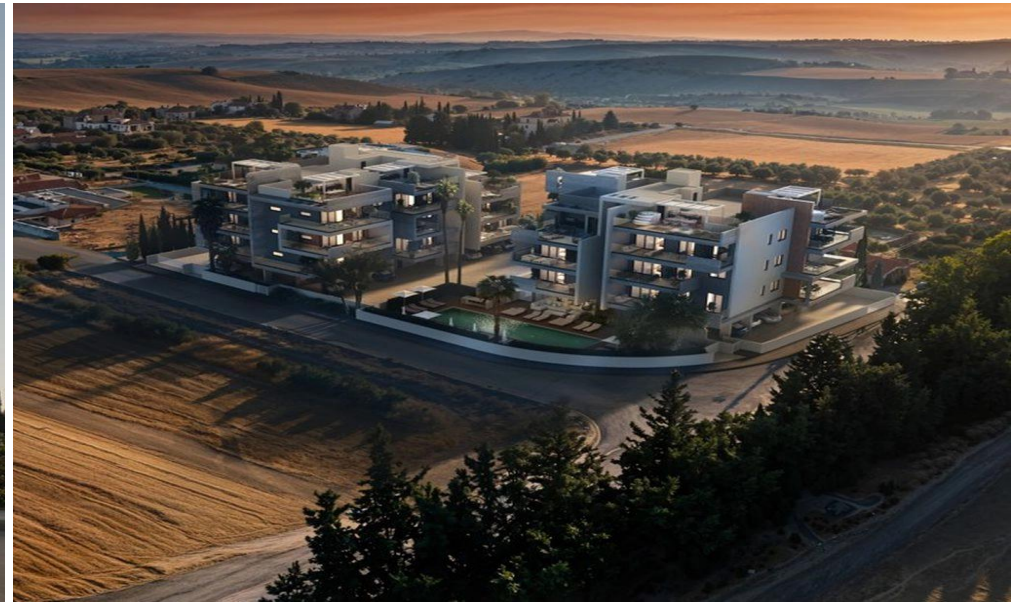














**Apartment 201**  
 82m<sup>2</sup> covered living area  
 30m<sup>2</sup> veranda area  
 3.5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 202**  
 86m<sup>2</sup> covered living area  
 14.5m<sup>2</sup> veranda area  
 3.5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 203**  
 100m<sup>2</sup> covered living area  
 22.5m<sup>2</sup> veranda area  
 3.7m<sup>2</sup> storage room  
 3 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 204**  
 60m<sup>2</sup> covered living area  
 22.5m<sup>2</sup> veranda area  
 56m<sup>2</sup> roof garden  
 2.5m<sup>2</sup> storage room  
 1 bedroom  
 1 bathroom  
 1 parking