

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

Comfy, 1-Bedroom Apartment with Common Pool & Gym for sale in Kiti area, Larnaca. Kiti offers a complete, self-sufficient lifestyle: a lively commercial road lined with shops, supermarkets, bakeries, and restaurants; schools, parks, and healthcare facilities; and even a planetarium and observatory. With fast access to Larnaca city, the airport, and the coastline, it is a place where authenticity, convenience, and community come together seamlessly.



First floor apartment for sale in Kiti area, Larnaca. It consists of an open plan kitchen-living-dining area, 1 bedroom, bathroom and big covered veranda. In addition, the apartment has allocated covered parking and storage room.

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### Property Info

Covered Area **59**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **55518**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Kiti  
 Coordinates: **34.8563389183 / 33.590722149002**

Region: **Larnaca**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>€2 966.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€175 000 on Apr 3, 2026















**FIRST FLOOR - BLOCK A**



### SECOND FLOOR - BLOCK A

**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 205**  
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

**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

### THIRD FLOOR - BLOCK A

**Apartment 301**  
81m<sup>2</sup> covered living area  
31m<sup>2</sup> veranda area  
64m<sup>2</sup> roof garden  
3.3m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 302**  
58.5m<sup>2</sup> covered living area  
22.5m<sup>2</sup> veranda area  
58m<sup>2</sup> roof garden  
5.3m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking

**Apartment 303**  
86.5m<sup>2</sup> covered living area  
35m<sup>2</sup> veranda area  
54m<sup>2</sup> roof garden  
5.4m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 304**  
85.5m<sup>2</sup> covered living area  
21.5m<sup>2</sup> veranda area  
5.5m<sup>2</sup> storage room  
5.4m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

Roof Garden 202

### FLOOR PLANS

#### GROUND FLOOR

The ground floor plan shows two main blocks, Block A and Block B, situated around a central courtyard. Block A is on the left and Block B is on the right. The courtyard contains a swimming pool, a gym, a sauna, and fitness changing & shower facilities. There are also storage rooms and a storage truck area. The building is surrounded by a parking lot with several cars parked. The entire complex is enclosed by a wall and a road.