


2 Bedroom Apartment for Sale in Kiti, Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden for sale in Kiti, 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. 

Apartment on the third floor for sale in Kiti area, Larnaca. It consists of an open plan kitchen-living-dining area, 2 bedrooms-one of them en suite, main bathroom, covered veranda and big roof garden. In addition, the apartment has allocated cove...

Property Info

Covered Area **81**
Air Conditioning **All rooms, Yes**

Plot / Area Info

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

Additional info

Reference Number **55524**
Property type **Apartment**
Condition **Brand New**
Bathrooms **2**

Amenities

- Elevator

Location

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

Region: **Larnaca**

Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 519.00/m² | | |

Representative: Kalogirou Real Estate

| | | | |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number | 1104 | Email | info@kalogirourealestate.com |
| License number | 569/E | Legal name | N/A |
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Price change history

€285 000 on Apr 3, 2026















FIRST FLOOR - BLOCK A



SECOND FLOOR - BLOCK A

Apartment 201
81m² covered living area
24m² veranda area
4.6m² storage room
2 bedrooms
2 bathrooms (1 en-suite)
1 parking

Apartment 205
85.5m² covered living area
24.5m² veranda area
4.8m² storage room
2 bedrooms
2 bathrooms (1 en-suite)
1 parking

Apartment 202
106m² covered living area
22.5m² veranda area
64m² roof garden
4.6m² storage room
3 bedrooms
2 bathrooms (1 en-suite)
1 parking

Apartment 203
58.5m² covered living area
12.5m² veranda area
2.5m² storage room
1 bedroom
1 bathroom
1 parking

Apartment 204
86.5m² covered living area
32.5m² veranda area
3.4m² storage room
2 bedrooms
2 bathrooms (1 en-suite)
1 parking

THIRD FLOOR - BLOCK A

Apartment 301
81m² covered living area
31m² veranda area
64m² roof garden
3.3m² storage room
2 bedrooms
2 bathrooms (1 en-suite)
1 parking

Apartment 302
58.5m² covered living area
22.5m² veranda area
58m² roof garden
5.3m² storage room
1 bedroom
1 bathroom
1 parking

Apartment 303
86.5m² covered living area
35m² veranda area
54m² roof garden
5.4m² storage room
2 bedrooms
2 bathrooms (1 en-suite)
1 parking

Apartment 304
85.5m² covered living area
21.5m² veranda area
5.5m² storage room
5.4m² 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 swimming pool. Block A is on the left and Block B is on the right. Amenities include a gym, a sauna, fitness changing and shower facilities, and storage units. A large parking area is located in front of the blocks, with several cars parked. The building is surrounded by a landscaped area with trees and a road on the right side.