


## 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  
Air Conditioning

**81**  
**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.

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

€285 000 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 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  
4.8m<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

Labels on the ground floor plan include: BLOCK A, BLOCK B, Storage Units, Fitness Changing & Shower Facilities, Gym, Sauna, and a swimming pool.