

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

Three Bedroom Apartment with Pool View Veranda 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, 3 bedrooms-master bedroom en suite, main bathroom and covered veranda with pool view. In addition, the apartment has allocated cov...

#### Property Info

Covered Area  
Air Conditioning

**100**  
**All rooms, Yes**

#### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**55532**  
**Apartment**  
**Brand New**  
**2**

#### Amenities

- Elevator

#### Location

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

Region: **Larnaca**

## 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: 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

€255 000 on Apr 4, 2026















## FIRST FLOOR - BLOCK B

- Apartment 101**  
55m<sup>2</sup> covered living area  
31.6m<sup>2</sup> veranda area  
2m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking
- Apartment 102**  
86m<sup>2</sup> covered living area  
24.5m<sup>2</sup> veranda area  
2.7m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 103**  
100m<sup>2</sup> covered living area  
31.5m<sup>2</sup> veranda area  
2.5m<sup>2</sup> storage room  
3 bedrooms  
2 bathrooms (1 en-suite)  
1 parking
- Apartment 104**  
60m<sup>2</sup> covered living area  
22.5m<sup>2</sup> veranda area  
2.8m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking



### THIRD FLOOR - BLOCK B

**Apartment 301**  
 107.5m<sup>2</sup> covered living area  
 19.5m<sup>2</sup> veranda area  
 59m<sup>2</sup> roof garden  
 4m<sup>2</sup> storage room  
 3 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 302**  
 86m<sup>2</sup> covered living area  
 24.5m<sup>2</sup> veranda area  
 59m<sup>2</sup> roof garden  
 2m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 303**  
 100m<sup>2</sup> covered living area  
 31.5m<sup>2</sup> veranda area  
 60m<sup>2</sup> roof garden  
 2.5m<sup>2</sup> storage room  
 3 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

### ROOF GARDEN - BLOCK B

### FLOOR PLANS

#### GROUND FLOOR