


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

Top Floor, Two Bedroom Flat with Roof Garden 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. 

Third floor apartment 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 roof garden. The roof garden benefits from open kitchenette, wc ...

### Property Info

Covered Area **86**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **55539**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

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

Region: **Larnaca**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€3 256.00/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

€280 000 on Apr 4, 2026















## SECOND FLOOR - BLOCK B

- 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



## 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

