

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

#### 2-Bedroom Apartment

The bedrooms in the two-bedroom apartment are designed to provide a higher level of comfort and everyday practicality, making them ideal for both personal use and hosting guests.

The master bedroom is spacious and refined, allowing for a king-size bed, generous wardrobe space, and additional furniture such as a dressing area or reading corner. The layout promotes relaxation, with a natural flow that avoids clutter and enhances usability.

The second bedroom offers flexibility without compromising on comfort. It can easily be transformed into a children's room, guest suite, or home office, depending on lifestyle needs. Its proportions allow for creati...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>106</b> |
| Covered Veranda        | <b>15</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>3</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>244985</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

#### Amenities

- Parking

#### Location

**Location:** Kiti 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>~€8 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 689.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€285 000 on May 16, 2026

