

## 5 Bedroom House for Sale in Kiti, Larnaca District

5 Bedroom Detached Villa with Maids Room For Sale in Kiti with Land Deeds This exceptional five-bedroom detached residence is located in a peaceful and highly sought-after residential area of Kiti, conveniently close to a wide range of local amenities, schools, and essential services. Occupying a generous plot, the property offers an outstanding combination of spacious family living and versatile indoor-outdoor entertaining areas. Beautifully maintained throughout, the home features a private swimming pool, expansive sun room, and multiple relaxation and dining spaces designed for comfortable year-round living. Ground Floor The property welcome...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**240**

Reference Number

**epcc6046**

Property type

**House**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Kiti

Region: **Larnaca**

Coordinates: **34.8498 / 33.58**

## Price: €925 000 + VAT

VAT for this property is **€94,813** or **€175,750**. 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>~€33 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 854.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€925 000 on May 28, 2026















