

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

Detached, Bungalow Three Bedroom house for Sale in Kiti Area, Larnaca. The village of Kiti provides all amenities, including schools, supermarket, pharmacy, bank, restaurants, shops etc. A short drive to Kiti beaches including the well-known surfing beach. A short drive to Larnaca International Airport.



Detached House for sale in Larnaca, Kiti area. The property consists of 3 bedrooms, open plan kitchen, living room, 1 bath, 1 shower en-suite, 3wc, covered parking, provision for A/C, provision for Electric Central Heating, Photovoltaic System, Energy A Sufficiency Homes and weather proofing.

Extra: Garden, Provision for A/C, Energy A Sufficiency Homes.

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>154</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>443</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>43802</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Guest WC

### Location

**Location:** Kiti  
**Region:** Larnaca  
**Coordinates:** 34.8552126 / 33.5743068

**Price: €370 000 + VAT**

VAT for this property is **€19,845** or **€70,300**. 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>€2 403.00/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: +35724003723 |              |            |                                     |

**Price change history**

€370 000 on Aug 9, 2024





