

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

This particular 2-bedroom villa in Kiti Village offers a new level of comfort and convenience within an exclusive gated community. Designed with high-quality finishes and modern living in mind, this villa features private outdoor spaces including a garden and a roof terrace, perfect for enjoying the Mediterranean sun. It benefits from access to a common swimming pool, a children's playground, and beautifully landscaped communal areas. Located just 1 minute from both Kiti and Pervolia Villages, this villa provides easy access to local shops, cafes, and restaurants, with the beach only 1200 meters away. Excellent connections to Limassol, Nicosia, and Ayia Napa make this villa an ideal...

### Property Info

Covered Area **220**  
Covered Veranda **93**  
Floor Number **2**  
Energy Efficiency **A**

### Plot / Area Info

### Amenities

- Elevator

### Location

**Location:** Kiti Region: **Larnaca**

### Additional info

Reference Number **235105**  
Property type **House**  
Bathrooms **3**

## Price: €283 000 + VAT

VAT for this property is **€26,756** or **€53,770**. 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>~€7 920.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 286.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€283 000 on Feb 18, 2025



