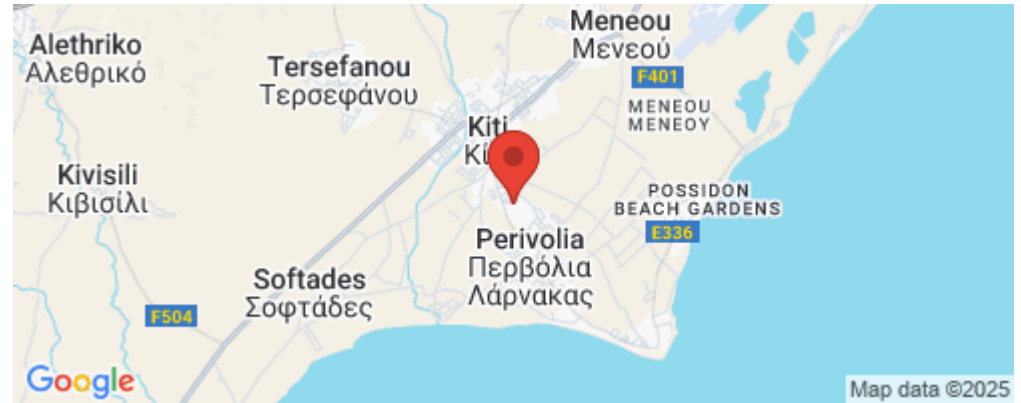


Discover contemporary comfort in this stylish 3-bedroom townhouse, thoughtfully laid out across two levels to offer spacious interiors and a private garden — perfect for outdoor dining, family time, or simply enjoying Cyprus's sunny climate. An optional rooftop garden elevates your lifestyle even further, providing panoramic views and an ideal setting for entertaining or relaxing.



Located in a secure gated community in the peaceful Kiti area of Larnaca, this home offers access to landscaped communal areas, a shared swimming pool, and a children's playground — all just minutes from the beach and local village amenities.

- Private garden<...

Property Info		Plot / Area Info		Additional info	
Covered Area	141	Pool Parking	Common, Yes Covered, Yes	Reference Number	6767
Covered Veranda	14			Property type	House
Uncovered Veranda	18			Bathrooms	2
Total Number of Floors	2				

Amenities **Location**

• Parking **Location:** Kiti Region: **Larnaca**

Coordinates: **34.837380296708 / 33.576986801144**

Price: €370 000 + VAT

VAT for this property is **€18,500** 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	Excluded	Title transfer fee	~€11 400.00	Common expenses	None
		Price per SQM	€2 624.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€370 000 on Jun 11, 2025



BLOCK C VILLAS

VILLA 1

LOWER FLOOR



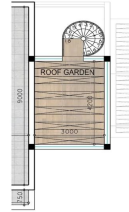
1 Bathroom
65 SQM Internal Area
11 SQM Covered Veranda
11 SQM Uncovered Veranda
60 SQM Garden

UPPER FLOOR



3 Bedrooms
2 Bathrooms
62 SQM Internal Area
3 SQM Covered Veranda
7.5 SQM Uncovered Veranda

ROOF GARDEN



16.5 SQM Optional Roof Garden

Areas & Plans are not final and
are subject to modifications