


3 Bedroom House for Sale in Kiti, Larnaca District

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.

Property Features:

– Private garden<...

Property Info

| | |
|------------------------|------------|
| Covered Area | 141 |
| Covered Veranda | 14 |
| Uncovered Veranda | 18 |
| Total Number of Floors | 2 |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|--------------|
| Reference Number | 6767 |
| Property type | House |
| Bathrooms | 2 |

Amenities

- Parking

Location

Location: Kiti

Region: **Larnaca**

Coordinates: **34.837380296708 / 33.576986801144**

Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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 | ~€14 000.00 | Common expenses | None |
| | | Price per SQM | €3 085.00/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
 €435 000 on Sep 12, 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