

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

Discover contemporary comfort in this stylish 2-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. X

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	Plot / Area Info	Additional info
Covered Area	<b>112</b>	
Covered Veranda	<b>6</b>	Reference Number
Uncovered Veranda	<b>6</b>	Property type
Total Number of Floors	<b>2</b>	Bathrooms

Amenities	Location	
• Parking	<b>Location:</b> Kiti Coordinates: <b>34.837380296708 / 33.576986801144</b>	Region: <b>Larnaca</b>

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€10 000.00</b> <b>€2 991.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: RealDeal Estates

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

## Price change history

€283 000 on Jun 11, 2025

€335 000 on Sep 12, 2025



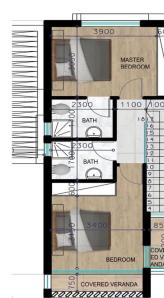
### VILLA 2

#### LOWER FLOOR



1 Bathroom  
55 SQM Internal Area  
4 SQM Covered Veranda  
6 SQM Uncovered Veranda  
48 SQM Garden

#### UPPER FLOOR



2 Bedrooms  
2 Bathrooms  
51 SQM Internal Area  
2.5 SQM Covered Veranda

Areas & Plans are not final and  
are subject to modifications