

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

Spacious 4-Bedroom Villa with Pool & Garden for sale in Peaceful Kiti Village. Kiti Village provides all amenities, including schools, supermarket, pharmacy, bank, restaurants, shops etc. A short drive to Kiti beaches including the well-known surfing beach. International Airport of Larnaca is a few minutes away by car.



Large double storey house for sale in Kiti area, Larnaca. The ground level consists of a beautiful living dining room with guest toilet, a spacious separate kitchen with sitting area and fire-place and there is a good size external unit connected to the houses that has been used a workshop. The upper floor consists of four bedrooms, master bedroom with an e...

### Property Info

Covered Area **230**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **540**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **52604**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Kiti Region: **Larnaca**  
 Coordinates: **34.849241690296 / 33.576619967437**

## Price: €499 000 + VAT

VAT for this property is **€49,249** or **€94,810**. 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>~€16 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 170.00/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>
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## Price change history

€590 000 on Aug 1, 2025  
 €499 000 on Jan 20, 2026









