


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

For sale: Off plan modern villa in the sought-after area of Kiti, offering a blend of comfort and style with a generous internal space of 127 m<sup>2</sup>. This villa features three spacious bedrooms and three contemporary bathrooms, designed for easy family living or entertaining guests. High energy efficiency (Class A) means lower running costs and a smaller environmental footprint. 

Kiti is a welcoming and vibrant area known for its pleasant atmosphere and convenient location. Residents enjoy easy access to shops, cafes, schools, and everyday amenities, making daily life simple and enjoyable. The area offers a peaceful environment but is just a short drive from the highway, providing exce...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Heating  
Air Conditioning

**127**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking **Covered, Yes**

Reference Number **27864**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

#### Amenities

#### Location

- Storage room

**Location:** Kiti  
Coordinates: **34.83447632465 / 33.579131388686**

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 425.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€435 000 on Sep 12, 2025

