

3 Bedroom House for Sale in Kiti, Larnaca District

Welcome to an exclusive gated community nestled in the charming village of Kiti, one of the most desirable residential areas in Larnaca. This innovative development introduces luxurious villas and cozy apartments, offering stunning views and seamless access to sandy beaches, the city center, and a highway. Crafted with a contemporary aesthetic and embraced by serene surroundings, these homes provide a harmonious blend of beauty, comfort, and convenience. X

The spacious and gorgeously designed villas feature 2-3 bedrooms, comfortable living and dining areas, modern kitchens and private gardens, ideal for outdoor entertaining and tranquility. For an enhanced living experience, there is ...

Property Info		Plot / Area Info		Additional info	
Covered Area	141				
Covered Veranda	14				
Uncovered Veranda	18				
Furnishing	Unfurnished	Pool	Common, Yes	Reference Number	8754
Energy Efficiency	A	Parking	Covered, Yes	Property type	House
Heating	Autonomous Heating, Yes			Bathrooms	2
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		Location: Kiti	Region: Larnaca		
		Coordinates: 34.837219 / 33.5768			

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: Cyprus Sotheby's International Realty

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Price change history

€435 000 on Oct 8, 2025





LOWER FLOOR

UPPER FLOOR

ROOF GARDEN

