

## 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 ...

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

## 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>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 085.00/m<sup>2</sup></b>		

## 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

