

2 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.

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

Covered Area	112
Covered Veranda	6
Uncovered Veranda	6
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8757
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Kiti Region: **Larnaca**
Coordinates: **34.837219 / 33.5768**

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	Excluded	Title transfer fee	~€10 000.00	Common expenses	None
		Price per SQM	€2 991.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€335 000 on Oct 8, 2025





LOWER FLOOR

UPPER FLOOR

