

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

This luxurious villa in the peaceful residential area of Kiti, Larnaca, offers a rare combination of style, comfort, and functionality — perfect for families or buyers seeking a spacious and refined home in Cyprus.



Spread across two levels, the villa features a well-thought-out layout:

Ground Floor – Main House:

- Expansive reception area
- Open-plan living and dining room
- Large modern kitchen
- Guest room and guest bathroom
- Laundry room
- 56 m<sup>2</sup> covered veranda overlooking a private 360 m<sup>2</sup> landscaped garden

Upper Floor – Main House:

- 3 spacious bedrooms, each with its own ...

### Property Info

Covered Area	419
Covered Veranda	56
Uncovered Veranda	190
Total Number of Floors	2

### Plot / Area Info

Plot area 883

### Additional info

Reference Number	7895
Property type	House
Condition	Brand New
Bathrooms	5+

### Amenities

- Garden

### Location

**Location:** Kiti

Coordinates: **34.837283430887 / 33.576353778964**

Region: **Larnaca**

## Price: €850 000 + VAT

VAT for this property is **€118,899** or **€161,500**. 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>€2 029.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€850 000 on Nov 14, 2025





