

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 m² covered veranda overlooking a private 360 m² 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 029.00/m²		

Representative: RealDeal Estates

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

Price change history

€850 000 on Nov 14, 2025



