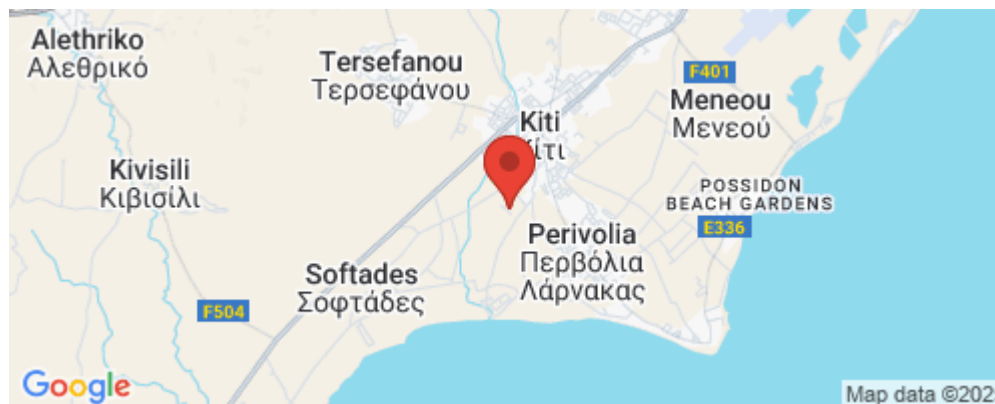


## 6+ Bedroom House for Sale in Kiti, Larnaca District

This unique estate comprises three residences positioned on a generous 5,608 m<sup>2</sup> plot in the tranquil village of Kiti—just 10 minutes from Larnaca International Airport and 15 minutes from the city center. The location offers effortless access to the coastline and beaches, as well as everyday amenities, creating a harmonious blend of convenience and peaceful living.

The property combines modern elegance with Mediterranean charm and includes two attached villas along with a separate one-bedroom guest house. The main villa boasts bright, open-plan interiors with large windows that fill the space with natural light. A contemporary kitchen flows seamlessly into the dining and living a...



### Property Info

Covered Area	<b>353</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>45</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>5608</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>15344</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Kiti      Region: **Larnaca**  
**Coordinates:** **34.836063 / 33.56752**

## Price: €2 650 000 + VAT

VAT for this property is **€345,851** or **€503,500**. 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>~€102 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 507.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€2 650 000 on Nov 15, 2025

























