

2 Bedroom House for Sale in Kiti, Larnaca District

This elegant two-bedroom maisonette perfectly blends the comfort of a private home with the benefits of resort-style living. Featuring a split-level layout, it offers direct access to beautifully landscaped gardens or the pool area — ideal for families, long-stay guests, or anyone seeking privacy, space, and Mediterranean charm. X

Located in the peaceful coastal village of Kiti, just minutes from Larnaca city and the international airport, the area combines modern convenience with traditional character. Residents enjoy close proximity to supermarkets, cafes, restaurants, schools, essential services, and the sandy beaches of Larnaca Bay.

Designed with Mediterranean architectu...

Property Info		Plot / Area Info		Additional info	
Covered Area	108	Pool	Common, Yes	Reference Number	10641
Covered Veranda	21	Parking	Covered, Yes	Property type	House
Total Number of Floors	2			Bathrooms	2

Amenities	Location	Region:
• Parking	Location: Kiti Coordinates: 34.849769376182 / 33.566837310791	Larnaca

Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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 Price per SQM	~€6 400.00 €2 269.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

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

€245 000 on Dec 4, 2025





Inside covered area: 87m²
Covered balcony area: 21m²
Plot area: 100m²
Private parking and storage room

