

## 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	<b>108</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>10642</b>
Covered Veranda	<b>21</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>2</b>

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

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€6 400.00</b> <b>€2 269.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€245 000 on Dec 4, 2025





Inside covered area: 87m<sup>2</sup>  
Covered balcony area: 21m<sup>2</sup>  
Plot area: 100m<sup>2</sup>  
Private parking and storage room

