

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.



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

| | |
|------------------------|------------|
| Covered Area | 108 |
| Covered Veranda | 21 |
| Total Number of Floors | 2 |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|--------------|
| Reference Number | 10642 |
| Property type | House |
| Bathrooms | 2 |

Amenities

- Parking

Location

Location: Kiti
Coordinates: **34.849769376182 / 33.566837310791**
Region: **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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€6 400.00 | Common expenses | None |
| | | Price per SQM | €2 269.00/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

€245 000 on Dec 4, 2025





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

