

2 Bedroom House for Sale in Kiti, Larnaca District

Discover an exclusive resort-style residential project in the tranquil coastal village of Kiti, ideally located just a short drive from Larnaca city center and the international airport. Renowned for its authentic Mediterranean atmosphere, Kiti combines everyday convenience with traditional charm and easy access to the sea. Residents benefit from nearby shops, cafés, restaurants, schools, and essential services, while the sandy beaches of Larnaca Bay are only minutes away. ✖

Designed to blend classic Mediterranean character with contemporary living, the development features a curated collection of 50 residences, including modern apartments, penthouses, maisonettes, and private houses...

| Property Info | | Plot / Area Info | | Additional info | |
|--|-----------------------|-------------------------|------------------------|------------------------|--------------|
| Covered Area | 108 | | | | |
| Covered Veranda | 21 | Plot area | 100 | Reference Number | 16106 |
| Furnishing | Furnished | Pool | Common, Yes | Property type | House |
| Energy Efficiency | A | Parking | Covered, Yes | Bathrooms | 1 |
| Air Conditioning | All rooms, Yes | | | | |
| Amenities | | Location | | | |
| • Parking | | Location: Kiti | Region: Larnaca | | |
| Coordinates: 34.84975 / 33.566861 | | | | | |

Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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 Price per SQM | ~€6 200.00 €2 222.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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| License number | 517/E | Legal name | ConceptRealty Ltd |
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Price change history

€245 000 on Jan 23, 2026

€240 000 on Feb 5, 2026







