

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.

VAT	Excluded	Title transfer fee Price per SQM	~€6 200.00 €2 222.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€245 000 on Jan 23, 2026

€240 000 on Feb 5, 2026







