

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

Covered Area	108
Covered Veranda	21
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	100
Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	16106
Property type	House
Bathrooms	1

Amenities

- Parking

Location

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	~€6 200.00	Common expenses	None
		Price per SQM	€2 222.00/m²		

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







