

## 5 Bedroom House for Sale in Kiti, Larnaca District

Spacious 5-Bedroom Detached Villa for Sale. With 10kW Solar System, Green Views and clean title deeds.

Located in a quiet cul-de-sac and surrounded by green areas, this substantial two-storey detached villa offers privacy and energy efficiency. Built in 2010, the home spans a generous 210 m<sup>2</sup> of covered area on a 285 m<sup>2</sup> plot. It is an ideal family home featuring a massive 10kW solar panel system, significantly reducing electricity costs.

The entrance opens into a bright, open-plan living room, kitchen with direct access to the side veranda. Convenience is key with one bedroom located on the ground floor—perfect for guests, elderly relatives, or use as a ho...

### Property Info

Covered Area	<b>210</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Ceramic</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>285</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Kiti Region: **Larnaca**

## Price: €400 000 + VAT

VAT for this property is **€36,000** or **€76,000**. 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	<b>~€12 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 905.00/m<sup>2</sup></b>		

## Price change history

€400 000 on Jan 27, 2026







