


5 Bedroom House for Sale in Kiti, Larnaca District

Located in the peaceful residential suburb of Kiti, just a 15-minute drive from downtown Larnaca, this modern villa offers a harmonious blend of comfort, privacy, and tranquillity. 

The ground floor features a spacious reception area, bright living and dining spaces, and a large open-plan kitchen, complemented by a guest bathroom, laundry room, covered veranda, and a private landscaped garden. A separate guest annex enhances the property, offering two bedrooms, two bathrooms, a kitchenette, additional storage rooms, and covered parking spaces – ideal for visitors or extended family.

The upper floor comprises three well-appointed bedrooms, each with its own bathroom, along...

Property Info

Covered Area	387
Covered Veranda	41
Uncovered Veranda	118
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area **883**

Additional info

Reference Number	16802
Property type	House
Condition	Brand New
Construction Year	2025
Bathrooms	5+

Amenities

Location

Location: Kiti

Region: **Larnaca**

Coordinates: **34.837319 / 33.576316**

Price: €875 000 + VAT

VAT for this property is **€118,769** or **€166,250**. 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	None	Common expenses	None
		Price per SQM	€2 261.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€875 000 on Mar 22, 2026



