

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

4/5 Bedroom Detached Villa For Sale in Kiti with Title Deeds ✕  
 This beautifully presented four-to-five-bedroom detached residence is ideally situated in a quiet and well-established residential area of Kiti, within easy walking distance of a full range of local amenities. Set on a generously sized plot, the property offers an exceptional balance of comfortable family living and versatile outdoor space, with ample room to accommodate a private swimming pool and dedicated entertaining areas. **Ground Floor** A welcoming entrance hall leads into a spacious open-plan lounge and dining area, seamlessly connecting to a fully fitted kitchen featuring elegant...

### Property Info

### Plot / Area Info

Covered Area **278**

### Additional info

Reference Number **epcc5911**

Property type **House**

Condition **Pre-Owned**

Bathrooms **3**

### Amenities

### Location

**Location:** Kiti

Region: **Larnaca**

Coordinates: **34.8498 / 33.58**

## Price: €550 000 + VAT

VAT for this property is **€62,953** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 978.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€550 000 on Apr 17, 2026













