

Property Code:	A10236	Type:	Sale - Apartment
Location:	Larnaca - Kiti	Internal Area:	49 m ²
Bedrooms:	1	Bathrooms:	1
Year of construction:	2027	Status:	Off Plan
VAT:	+ VAT		

Property features:

Covered Parking Elevator Roof Garden Storage

Description:

Modern Luxury & Serenity: A Stunning 1-Bedroom Penthouse in Kiti

Discover a unique opportunity to own a slice of contemporary paradise. This exquisitely designed 1-bedroom penthouse in Kiti, Larnaca, masterfully combines modern luxury with energy-efficient living, offering a lifestyle of comfort and style.

Property Highlights:

Modern, Energy-Efficient Design (Class A)

Spacious Bedroom

Private 26m² Roof Garden with Ample Space for Entertaining

Convenient Covered Parking & Private Storage

Prime Location: 3km to the Sea, 7km to Larnaca Airport

A Sophisticated Urban Retreat

Step into this beautifully appointed penthouse and experience a home designed for modern living. The open-plan layout creates a seamless flow between the **spacious living and dining areas**, providing an ideal environment for both relaxation and entertainment. Large windows and a thoughtful design ensure an **abundance of natural light** fills the space, creating a bright and airy atmosphere.

The modern kitchen is elegantly integrated into the living area, perfect for hosting guests or enjoying a quiet evening in.

Unwind and Entertain in Your Private Oasis

This penthouse truly shines with its exceptional outdoor spaces. Enjoy your morning coffee on the **covered 5m² veranda**, or ascend to your own **private 26m² roof garden**—a blank canvas ready for you to create an outdoor living and dining area, a sun-drenched terrace, or a serene green retreat. The **elevator access** ensures effortless arrival to your doorstep.

Designed for Comfort & Efficiency

Built to the highest standards, this home is as smart as it is beautiful, ensuring year-round comfort and low running costs.

Energy Efficiency Class A with superior **thermal insulation**

Double-glazed thermal aluminum windows for perfect insulation and quietness

Solar panels for hot water

Provision for Photovoltaic System and Air Conditioning

Provision for an Electric Vehicle Charger

High-Speed Fiber Optic Internet ready for reliable connectivity

TV Intercom System for security and convenience

Convenience & Location

Nestled in the desirable area of Kiti, you are perfectly positioned to enjoy the best of Cyprus living. The sparkling Mediterranean Sea is just a **short 3km drive** away, while **Larnaca International Airport** is a mere **7km**, making travel a breeze. The property also includes a **covered car parking space** and a **private ground-floor storage room**.

This is more than just an apartment; it's a lock-up-and-leave lifestyle opportunity, a sound investment, and a place to call home.

Contact us today to arrange a private viewing and experience this exceptional penthouse for yourself.

Summary of Features:

Covered Area: 49m²

Bedrooms: 1

Bathrooms: 1

Veranda: 5m² (Covered)

Roof Garden: 26m² (Private)

Parking: Covered

Additional: Private Storage Room

Amenities: Elevator, Provision for EV Charger & A/C, TV Intercom, Solar Panels, Provision for Photovoltaic System, High-Speed Fiber Optics

Construction: Double-Glazed Thermal Aluminum, Thermal Insulation, Built-in Wardrobes

Energy Rating: A

Location: 3km to Sea, 7km to Larnaca Airport



