

Property Code:	A10237	Type:	Sale - Apartment
Location:	Larnaca - Kiti	Internal Area:	75 m ²
Bedrooms:	2	Bathrooms:	2
Year of construction:	2027	Status:	Off Plan
VAT:	+ VAT		

Property features:

Covered Parking Elevator Storage

Description:

Modern 2-Bedroom Apartment with Elevator in Kiti, Larnaca

Location: Kiti, Larnaca

Covered Area: 75m²

Veranda: 87m² (Uncovered)

Discover a perfect blend of modern luxury and convenient living in this beautifully designed 2-bedroom apartment, situated on the second floor in the sought-after area of Kiti. This property offers a low-maintenance lifestyle without compromising on style or comfort, making it an ideal choice for a primary residence, a holiday home, or a smart investment.

Property Highlights:

Modern & Energy Efficient: Enjoy year-round comfort and low utility bills with an **Energy Efficiency Class A** rating, featuring thermal insulation, double-glazed thermal aluminum windows, and solar panels for hot water.

Spacious Open-Plan Living: The well-designed open-plan layout seamlessly connects the living and dining areas, creating a bright and airy space perfect for both relaxation and entertainment. An abundance of natural light fills the room, enhancing the modern ambiance.

Master Bedroom Retreat: The master bedroom is a true sanctuary, complete with a convenient en-suite bathroom and built-in soft-closing wardrobes, offering ample storage and a touch of elegance.

Move-In Ready & High-Tech: The apartment is equipped with modern conveniences including a TV intercom system, provision for air conditioning, and high-speed fiber optics for reliable connectivity. A provision for a photovoltaic system is also in place for further energy savings.

Exceptional Outdoor Living: Step out onto your private 87m² veranda, an ideal spot for your

morning coffee or evening gatherings, with the potential for pleasant views.

Key Features & Amenities:

2 Bedrooms (master with en-suite)

1 Family Bathroom

Open-Plan Living/Dining Area

Modern Kitchen

Veranda (87m²)

Elevator Access

Covered Car Parking Space

Private Ground Floor Storage Room

Provision for Electric Vehicle Charger

Energy Efficiency Class A

Solar Panels for Hot Water

Provision for Photovoltaic System

Double-Glazed Thermal Aluminum Windows

Thermal Insulation

Built-in Soft-Closing Wardrobes

TV Intercom System

High-Speed Fiber Optic Ready

Unbeatable Location:

Nestled in the charming village of Kiti, you are just a short drive from all essential amenities. The property boasts an excellent location:

Only 3km to the nearest beaches

Approx. 7km to Larnaca International Airport

Easy access to local shops, tavernas, and the famous Angeloktisti Church.

This apartment represents a rare opportunity to own a modern, efficient, and beautifully finished home in a highly desirable location. It is perfectly suited for those seeking a comfortable and contemporary Cypriot lifestyle.

Contact us today to arrange a private viewing!



