

<b>Property Code:</b>	A10581	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Kiti	<b>Internal Area:</b>	78 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Year of construction:</b>	2026	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking      Roof Garden      Top Floor Apartment  
(Penthouse)

**Description:**

## Discover Your Peaceful Retreat: Charming 2-Bed Apartment in Kiti

Nestled in the friendly village of Kiti, this inviting second-floor apartment offers the perfect blend of tranquil village living and superb convenience.

**The Property:**

This well-presented home boasts a bright and efficient layout with a total covered area of 78m<sup>2</sup>. It features a comfortable living area, a kitchen, cosy bedrooms, and a modern bathroom. The true highlight is the generous **12m<sup>2</sup> covered veranda and 35m<sup>2</sup> roof garden** an extension of your living space ideal for alfresco dining, morning coffee, or simply unwinding in the shade.

**Key Features:**

**2 Bedrooms, 1 Bathroom** - Perfect for singles, couples, or as an investment.

**Spacious Covered Veranda (12m<sup>2</sup>)** - Your private outdoor oasis.

**Covered Parking** - Guaranteed and protected parking space.

**Second-Floor Advantage** - Easy access with no elevator wait.

**Quiet Residential Setting** - Enjoy the calm of village life.

**Low Maintenance** - Easy to lock up and leave or manage.

**The Location:**

The apartment enjoys a prime position in the sought-after Larnaca region. You are just a **short 5km drive** from the famous sandy beaches of the Larnaca coast, including Pervolia and Mazotos. **Larnaca International Airport is only 6km away**, making travel incredibly easy. The

village of Kiti itself offers local amenities, traditional tavernas, and is home to the historic Angeloktisti Church.

Ideal as a permanent residence, a holiday home, or a rental investment with strong potential due to the proximity to the airport and sea.



