

Property Code:	A11519	Type:	Sale - House/Villa
Location:	Larnaca - Kiti	Internal Area:	159 m ²
Plot Area:	292 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2027
Status:	Off Plan	VAT:	+VAT

Property features:

Covered Parking Detached Optional Swimming Pool

Description:**Elegant 3-Bedroom Detached Villa for Sale | Kiti, Larnaca**

Discover this beautifully proportioned detached villa in the charming village of Kiti — one of Larnaca's most desirable residential addresses, combining the tranquility of village life with effortless access to the coast and the city. With a generous covered area of 159 m² set on a 292 m² plot, this home offers the space, privacy, and lifestyle that only a true detached villa can provide.

Location

Kiti sits in a privileged position just 2.5 km from the nearest beach and a mere 6 km from Larnaca International Airport — an exceptional combination for both permanent residents and those who travel frequently. The village itself retains its authentic Cypriot character, with local amenities, tavernas, and the iconic Angeloktisti Church all close at hand, while Larnaca city centre is just a short drive away.

The Villa

Designed with family living in mind, the villa features three spacious bedrooms and three well-appointed bathrooms, ensuring comfort and convenience for every member of the household. The interior layout flows naturally between living, dining, and kitchen spaces, creating a warm and welcoming atmosphere throughout.

Outside, the generous plot offers ample room to enjoy the Mediterranean climate — whether relaxing, entertaining, or simply unwinding after a long day. For those who wish to elevate the outdoor living experience further, a swimming pool can be incorporated into the design, transforming the garden into a true private retreat.

The double covered parking provides secure accommodation for two vehicles — a practical and highly valued feature in any family home.

Key Features

3 bedrooms | 3 bathrooms
Covered area: 159 m² | Plot area: 292 m²
Fully detached villa — complete privacy
Double covered parking
Optional swimming pool
2.5 km to the nearest beach
6 km to Larnaca International Airport
Located in the sought-after village of Kiti
Easy access to local amenities and Larnaca city centre

To find out more or to arrange a private viewing, get in touch with our team today.



