

<b>Property Code:</b>	A11519	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Kiti	<b>Internal Area:</b>	159 m <sup>2</sup>
<b>Plot Area:</b>	292 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2027
<b>Status:</b>	Off Plan	<b>VAT:</b>	+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 m<sup>2</sup> set on a 292 m<sup>2</sup> 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 m<sup>2</sup> | Plot area: 292 m<sup>2</sup>  
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

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



