

<b>Property Code:</b>	A11544	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Kiti	<b>Internal Area:</b>	143 m <sup>2</sup>
<b>Plot Area:</b>	200 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking	Detached	Garden	Optional Swimming Pool
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**Description:**

**Exclusive Collection of 3 Contemporary Luxury Residences**

A rare opportunity to own a beautifully designed modern home in the heart of Kiti, Larnaca — where sophisticated architecture meets comfort, privacy, and everyday functionality.

These ultra-modern residences have been carefully designed to maximize natural light, open living, and seamless indoor-outdoor flow, creating a unique Mediterranean lifestyle experience.

Property Features:

- 143m<sup>2</sup> Internal Covered Areas
- 200m<sup>2</sup> Plot Area
- 3 Large Bedrooms
- Spacious open-plan living & dining areas
- High-end modern architectural design
- Private outdoor space with optional swimming pool

The residences enjoy a full south-facing orientation, allowing sunlight to naturally illuminate every living space throughout the day. Large openings and the open-through layout create harmony between the interior and exterior areas, offering comfort, elegance, and a refreshing sense of space.

Designed for Elevated Living

- Stylish living & dining area ideal for entertaining
- Modern kitchen with functional luxury design
- 2 elegant shower rooms
- 3 WC areas
- Separate laundry room
- Spacious verandas & landscaped outdoor areas
- Ideal layout for family living and social gatherings

Prime Residential Location — Kiti, Larnaca

Located in one of Larnaca’s fastest-growing and most desirable residential neighborhoods:

- Just 120m from the main Kiti road (behind Zorbas Bakery)
- Walking distance to shops, cafés, restaurants & daily amenities
- Next to a green park with children's playground
- Adjacent to two public parking areas
- Surrounded by newly developed luxury homes
- 2 minutes from Angeloktisti Church
- 5 minutes from Larnaca International Airport
- 10 minutes from Mackenzie & Pervolia beaches
- 15 minutes from Larnaca city center
- Easy highway access connecting Larnaca, Nicosia & Limassol



