

Property Code:	A11545	Type:	Sale - House/Villa
Location:	Larnaca - Kiti	Internal Area:	143 m ²
Plot Area:	200 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2028
Status:	Off Plan	VAT:	+ 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:

- 143m² Internal Covered Areas
- 200m² 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



