

Property Code:	A11785	Type:	Sale - House/Villa
Location:	Larnaca - Kiti	Internal Area:	147 m ²
Plot Area:	330 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2026
Status:	Under Construction	VAT:	+ VAT

Property features:

Covered Parking Detached

Description:

Exclusive 3-Bedroom Villa for Sale in Kiti, Larnaca | Private Development of Only 2 Units

Nestled in the peaceful surroundings of Kiti, this beautifully designed three-bedroom villa offers a rare opportunity to own a home within an exclusive two-unit development — ensuring privacy, exclusivity, and a true sense of community on your own terms.

With a generous covered area of 147m², a covered veranda of 16m², and a dedicated covered parking space of 16.5m², every detail of this villa has been thoughtfully planned to combine comfort with practicality. The 330m² plot provides ample outdoor space to relax, entertain, or create the garden retreat you've always envisioned.

Key Features:

3 bedrooms
Covered living area: 147m²
Covered veranda: 16m²
Plot area: 330m²
Covered parking: 16.5m²
Exclusive development — only 2 units

Location

Kiti is one of Larnaca's most sought-after residential villages, offering a tranquil lifestyle just minutes from the coastline, local amenities, and Larnaca International Airport. The area combines the charm of authentic Cypriot village life with easy access to the city — an ideal balance for those seeking both peace and convenience.

Whether you are looking for a permanent residence in Cyprus, a holiday retreat, or a sound property investment, this villa represents an exceptional opportunity in one of Larnaca's most desirable locations.

