

## 3-BEDROOM SEMI-DETACHED VILLA FOR SALE IN KITI

€ 297 000

<b>Property Code:</b>	A11821	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Kiti	<b>Internal Area:</b>	127 m <sup>2</sup>
<b>Plot Area:</b>	187 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2027
<b>Status:</b>	Under Construction	<b>VAT:</b>	+ VAT

### Property features:

Covered Parking	Garden	Provision for Air-conditioning	Semi-Detached
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### Description:

## 3-Bedroom Semi-Detached Villa for Sale in Kiti

Discover this charming **3-bedroom semi-detached villa** located in the sought-after area of Kiti, offering comfort, convenience, and easy access to everyday amenities.

The property features **127 sqm of covered internal area**, thoughtfully designed with spacious living and dining areas, a functional kitchen, and **2 bathrooms**. Outdoor living is enhanced with a **6 sqm covered veranda** and a **25 sqm uncovered veranda**, ideal for relaxing or entertaining.

Situated on a **187 sqm plot**, the villa is part of an exclusive development of only **3 units**, ensuring privacy and a quiet residential setting.

An added benefit is the **covered parking space**, providing secure and convenient parking.

Ideally located close to shops, schools, supermarkets, and other amenities, the property is also just **5 km from the sea**, making it perfect for permanent living or investment.

### Property Features:

- 3 Bedrooms
- 2 Bathrooms
- 127 sqm Covered Area
- 6 sqm Covered Veranda
- 25 sqm Uncovered Veranda
- 187 sqm Plot
- Semi-Detached Villa
- Covered Parking Space
- Small Complex of Only 3 Units
- Close to All Amenities
- 5 km from the Sea

A great opportunity to own a modern home in a desirable area of Kiti.

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