

Код Объекта:	A10152	Тип:	Продажа - House/Villa
Местоположение:	Ларнака - Kiti	Площадь:	335 м <sup>2</sup>
Участок:	1600 м <sup>2</sup>	Спальни:	4
Ванные:	3	Год постройки:	2007
Статус:	Вторичный Рынок		

**Особенности недвижимости:**

Air Conditioning	Central Heating	Covered Parking	Detached
Fireplace	Сад	Shutters	Title Deeds

**Описание:**

## Luxurious 4-Bedroom Villa in Prestigious Kiti

**A sublime blend of spacious luxury and Cypriot charm, this exceptional villa offers an unparalleled lifestyle opportunity just moments from the coast.**

Nestled on a generous and private 1600m<sup>2</sup> plot, this magnificent 4-bedroom villa is a testament to quality and elegant living. Built in 2007 with full TITLE DEEDS available for a hassle-free transaction, this property is a rare find, combining serene country living with superb convenience to local amenities, the bustling city of Larnaca, and its famous coastline.

**Property Highlights:**

**4 Double Bedrooms**, including a master suite, provide ample space for family and guests.

**3 Modern Bathrooms** finished to a high standard.

**Spacious 335m<sup>2</sup> Covered Living Area** designed for comfort and entertaining.

**Expansive 52m<sup>2</sup> Covered Veranda** - the perfect setting for al fresco dining, relaxation, and enjoying the tranquil garden views.

**Massive 1600m<sup>2</sup> Plot** offering complete privacy and fantastic potential for a pool, landscaped gardens, or a children's play area.

**Exceptional Features & Amenities:**

**Full Climate Control:** Enjoy year-round comfort with **central heating** for cozy winters and **full air-conditioning** for the warm summer months.

**Character & Security:** A welcoming **fireplace** creates a warm, inviting atmosphere in the main living area, while **full shutters** on the windows provide security, privacy, and shade.

**Practical Luxury: Covered parking for two cars** ensures your vehicles are protected from the elements.

**Prime Location:** Perfectly positioned for the best of Cyprus living:

Just **5 km (approx. 5-7 min drive)** to the serene beaches of the Mediterranean Sea.

Only **12 km (approx. 15 min drive)** to Larnaca International Airport, ideal for frequent travelers or welcoming international guests.

Easy access to the motorways connecting you to Larnaca city, Limassol, and beyond.

This villa is more than just a house; it's a ready-to-move-into home, a solid investment, and a peaceful sanctuary. It represents a perfect choice for a discerning family seeking space, quality, and the coveted Cypriot lifestyle.

**Contact us today to arrange a private viewing and experience this remarkable property for yourself.**



