

Код Объекта:	A10237	Тип:	Продажа - Apartment
Местоположение:	Ларнака - Kiti	Площадь:	75 м <sup>2</sup>
Спальни:	2	Ванные:	2
Год постройки:	2027	Статус:	С планов
НДС:	+ VAT		

**Особенности недвижимости:**

Covered Parking Elevator Storage

**Описание:**

## Modern 2-Bedroom Apartment with Elevator in Kiti, Larnaca

**Location:** Kiti, Larnaca

**Covered Area:** 75m<sup>2</sup>

**Veranda:** 87m<sup>2</sup> (Uncovered)

Discover a perfect blend of modern luxury and convenient living in this beautifully designed 2-bedroom apartment, situated on the second floor in the sought-after area of Kiti. This property offers a low-maintenance lifestyle without compromising on style or comfort, making it an ideal choice for a primary residence, a holiday home, or a smart investment.

**Property Highlights:**

**Modern & Energy Efficient:** Enjoy year-round comfort and low utility bills with an **Energy Efficiency Class A** rating, featuring thermal insulation, double-glazed thermal aluminum windows, and solar panels for hot water.

**Spacious Open-Plan Living:** The well-designed open-plan layout seamlessly connects the living and dining areas, creating a bright and airy space perfect for both relaxation and entertainment. An abundance of natural light fills the room, enhancing the modern ambiance.

**Master Bedroom Retreat:** The master bedroom is a true sanctuary, complete with a convenient en-suite bathroom and built-in soft-closing wardrobes, offering ample storage and a touch of elegance.

**Move-In Ready & High-Tech:** The apartment is equipped with modern conveniences including a TV intercom system, provision for air conditioning, and high-speed fiber optics for reliable connectivity. A provision for a photovoltaic system is also in place for further energy savings.

**Exceptional Outdoor Living:** Step out onto your private 87m<sup>2</sup> veranda, an ideal spot for your morning coffee or evening gatherings, with the potential for pleasant views.

### **Key Features & Amenities:**

2 Bedrooms (master with en-suite)

1 Family Bathroom

Open-Plan Living/Dining Area

Modern Kitchen

Veranda (87m<sup>2</sup>)

### **Elevator Access**

Covered Car Parking Space

Private Ground Floor Storage Room

Provision for Electric Vehicle Charger

Energy Efficiency Class A

Solar Panels for Hot Water

Provision for Photovoltaic System

Double-Glazed Thermal Aluminum Windows

Thermal Insulation

Built-in Soft-Closing Wardrobes

TV Intercom System

High-Speed Fiber Optic Ready

### **Unbeatable Location:**

Nestled in the charming village of Kiti, you are just a short drive from all essential amenities. The property boasts an excellent location:

**Only 3km to the nearest beaches**

**Approx. 7km to Larnaca International Airport**

Easy access to local shops, tavernas, and the famous Angeloktisti Church.

---

This apartment represents a rare opportunity to own a modern, efficient, and beautifully finished home in a highly desirable location. It is perfectly suited for those seeking a comfortable and contemporary Cypriot lifestyle.

**Contact us today to arrange a private viewing!**



