

#15827

# MODERN 4 BEDROOM VILLA IN KITI, LARNACA (15827)

📍 Kiti, Larnaca

€285,000 +VAT





# Overview

## Specifications

Bedrooms

 4

Bathrooms

 2

Covered

 96.56 m<sup>2</sup>

Type	<b>Detached House</b>	Title deed	<b>Yes</b>
Toilets	<b>3</b>	Furnished	<b>Unfurnished</b>
Covered veranda	<b>10 m<sup>2</sup></b>	Structure	<b>Concrete</b>
Uncovered veranda	<b>50 m<sup>2</sup></b>	Facade	<b>Concrete</b>
Status	<b>Key ready</b>	Energy efficiency rating	 <b>A</b>
Year of construction	<b>2025</b>		

## Description

Offered for sale by Lextrus Real Estate is a modern, key-ready detached house located in the heart of Kiti, combining contemporary design, comfort, and practicality. The property features a covered internal area of 96.56 m<sup>2</sup>, complemented by 10 m<sup>2</sup> of covered verandas and a generous 50 m<sup>2</sup> uncovered veranda, perfect for outdoor living, dining, or entertaining.

Built in 2025, the house offers four spacious bedrooms and two stylish bathrooms, making it an excellent choice for families or anyone seeking extra space. Constructed to high standards, the property benefits from energy efficiency Class A, ensuring lower utility costs while maintaining a comfortable living environment year-round.

The property is unfurnished, providing a blank canvas for you to create your ideal home. The open-plan layout allows for flexible living and dining arrangements, while the outdoor verandas offer opportunities for relaxation and enjoying the warm Kiti climate.

## Key Features

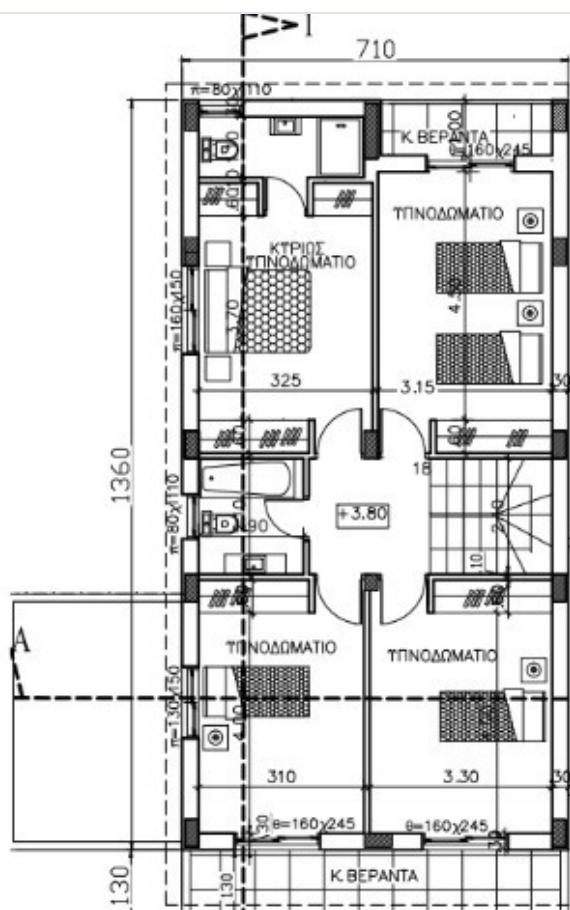
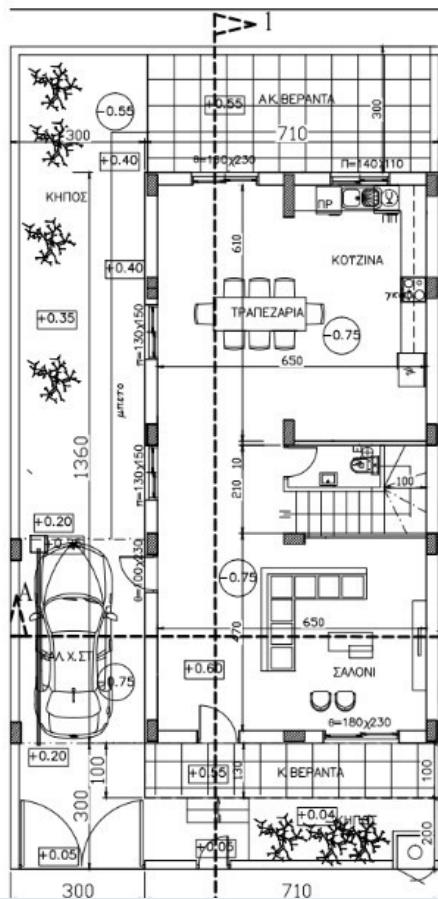
Covered internal area: 96.56 m<sup>2</sup>

Covered verandas: 10 m<sup>2</sup>

Uncovered veranda: 50 m<sup>2</sup>



# Floor plans



# Additional information

## Facilities

Parking, Covered

## Features

Balcony	Bath	Bright
Double glazing	Easy access to highway	Easy access to main roads
En suite bathroom	Entrance gate	Fitted wardrobes
Garden	Guest WC	Guestroom
High ceilings	Internal stairs	Investment opportunity
Marble stairs	Modern design	Near amenities
Pressurized water system	Quiet area	Rental potential
Sound insulation	Spacious rooms	Thermal insulation
Veranda	Veranda, back	Veranda, front

## Distances

Amenities	Airport	Sea
 600 m	 6 km	 6 km
Schools	Resort	
 1 km	 4.7 km	

## Contact us



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