



#17947

Luxury 5-Bedroom Detached Villa with Guesthouse in Kiti, Larnaca (17947)

📍 Kiti, Larnaca

€875,000





Overview

Specifications

Bedrooms



5

Bathrooms



7

Covered

345 m²

Type	Detached Villa
Showers	5
Toilets	7
Plot	883 m²
Covered veranda	41 m²
Uncovered veranda	118 m²
Garden	400 m²
Covered parking	37 m²

Status	Key ready
Year of construction	2026
Title deed	Final approval
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	A+

Description

Luxury 5-Bedroom Detached Villa with Guesthouse in Kiti, Larnaca (17947)

An exceptional new-build villa located in the charming and rapidly developing area of Kiti, just 20 minutes from Larnaca town centre. Set on an impressive 883 sqm plot, this spacious residence offers a total internal area of 345 sqm, designed for modern family living with comfort, privacy, and flexibility.

The main villa features five bedrooms, including a luxurious master suite with en-suite bathroom, walk-in wardrobe, and access to a large uncovered balcony. Additional living spaces include two reception areas (one of which can be used as an extra bedroom), an open-plan living and dining area, a fully functional kitchen, and a separate utility room.

A standout feature of the property is the separate guesthouse/auxiliary building, ideal for guests, extended family, or rental potential. This includes a bedroom, shower room, guest W/C, kitchenette, and a flexible reception room.

Externally, the property offers a large private garden, covered parking for two cars, storage areas, and the option to add a swimming pool (at extra cost), creating the perfect outdoor living environment.

Key Features:

5 bedrooms (including master with en-suite & walk-in wardrobe)



Additional information

Facilities

Aircondition, Provision

Heating, Provision

Parking, Covered

Solar photovoltaic panels
(provision)

Storage

Features

Balcony

Balcony, back

Bar

Breakfast bar

Bright

CCTV (provision)

Ceramic tiles

City view

Door screen

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

En suite shower

Entrance gate

Garden

Garden, large

Ground floor bedroom

Guest WC

Guest cloakroom

Guestroom

Kitchen island

Laundry room

Luxury specifications

Modern design

Near amenities

Near bus route

Panoramic view

Quiet area

Sound insulation

Spacious rooms

Tile flooring

Veranda, back

Veranda, front

Walk-in closet

Water well

Distances

Amenities



500 m

Airport



9 km

Sea



2 km

Public transport



300 m

Schools



1 km

Resort




3 km

Contact us



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