



#7601

Introducing A Lovely 2 Bedroom Villa with Garden in Kiti Larnaca! (7601)

📍 Kiti, Larnaca




€305,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 2		 3		 106 m ²	
Type		Detached Villa		Furnished	
Toilets		3		Unfurnished	
Plot		205.2 m ²		Structure	
Status		Off plan		Facade	
Year of construction		2026		Communal charge frequency	
				Energy efficiency rating	

Description

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PRICE 305.000 +VAT

Discover a unique opportunity to own a stylish detached villa in a modern gated community, perfectly situated near Kiti Village and Pervolia Village, just 1.2 kilometers from the beach. Designed for comfort and convenience, these off-plan villas are scheduled for completion by December 31, 2026, and offer a blend of luxury and practicality.

Our villas feature a spacious covered area of 106 sq.m., complemented by a covered veranda of 6.5 sq.m. and an uncovered veranda of 6 sq.m. Each villa includes a private garden of 100 sq.m., ideal for outdoor relaxation and entertainment. The property includes one parking space, and the villa is spread over two floors, providing ample living space.

Inside, the villa is designed with two bedrooms and three bathrooms, ensuring comfort and privacy for residents. The layout includes a living room and a fully equipped kitchen, making it perfect for modern living. The structure is built with concrete, with aluminum frames, and boasts an energy efficiency rating of A, reflecting our commitment to sustainable living.

This community offers a range of amenities, including a common swimming pool, a playground for children, and private gardens and roof terraces for select apartments and villas. Residents will also enjoy easy access to major cities like Limassol, Nicosia, and Ayia Napa, making it an ideal location for both relaxation and connectivity.

Additional information

Facilities

Aircondition, Provision

Gated complex

Parking, Covered

Storage

Childrens playground

Heating, Provision

Pool, Communal

Elevator

Landscaped garden

Solar water heater

Features

Balcony

Easy access to main roads

Garden

Near amenities

Pressurized water system

Spacious rooms

Veranda, large

Double glazing

Entrance gate

Granite countertops

Near bus route

Rental potential

Thermal insulation

Easy access to highway

Entrance gate, automated

Investment opportunity

Open plan

Shower

Veranda

Distances

Sea




1.2 km

Contact us



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