



#9327

# Modern House in Kiti, Larnaca – A Smart Investment Opportunity (9327)

📍 Kiti, Larnaca

€275,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 120 m <sup>2</sup>	
Type	House	Year of construction	2025		
Toilets	3	Furnished	Unfurnished		
Plot	186 m <sup>2</sup>	Structure	Concrete		
Covered veranda	15 m <sup>2</sup>	Facade	Concrete		
Garden	100 m <sup>2</sup>	Communal charge frequency	Monthly		
Status	Under construction	Energy efficiency rating	 A		

## Description

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Price: €275,000 + VAT  
Availability: Move-in ready by September 2026

Discover a contemporary 3-bedroom home in the serene area of Kiti, Larnaca, designed to harmonize comfort and energy efficiency. With 120 m<sup>2</sup> of covered space, this off-plan house combines smart architecture with a wealth of amenities, making it perfect for modern living.

### Property Highlights:

**Layout:** 2 floors featuring an open-plan design with a bright living room, combined kitchen and dining area, 3 spacious bedrooms, and 3 bathrooms, including an en-suite shower for the master bedroom.

**Indoor Space:** Covered veranda of 15 m<sup>2</sup> extends your living space, while thermal insulation and double glazing enhance comfort and efficiency.

**Energy-Efficient Features:** Aluminum frames, an "A" energy rating, and solar water heating promise sustainable living.

**Convenience:** Provisions for air conditioning and heating, covered parking, ample storage, garbage disposal, automated entrance gate, and easy access to main roads and highways.





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Bright

Double glazing

En suite shower

Garbage disposal

Granite countertops

Modern design

Shower

Combined kitchen and dining area

Easy access to highway

Entrance gate

Garden

Internal stairs

Near amenities

Thermal insulation

Connected to electric mains

Easy access to main roads

Entrance gate, automated

Garden, large

Investment opportunity

Open plan

## Distances

Amenities

 210 m

Airport

 7.1 km

Sea

 4 km

Public transport

 1.4 km

Schools

 1.5 km


Resort

 5.5 km

## Contact us



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