

3 Bedroom Villa in Kiti, Larnaca

For Sale : **€ 310,000**

Description
3-Bedroom Villa

Apartments & Living Spaces
This upcoming 3-bedroom, 3-bathroom semi-detached villa is set within an exclusive gated community in Kiti Village. The villa is arranged across two levels — lower and upper floor — and provides 106 m² of covered living space, complemented by a generous private garden that extends the living areas outdoors and creates a peaceful private setting.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Large sliding doors allow natural light to flood the interior while also creating a seamless connection to the private outdoor area, opening directly onto a 62 m² private garden — ideal for relaxation, family time, and entertaining in true Mediterranean style.

Bedrooms
The three bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using high-quality materials and neutral tones to create a relaxing and timeless feel.

The master bedroom offers a more spacious layout with additional storage solutions and a refined sense of privacy, while the remaining bedrooms provide flexible use as guest rooms, a home office, or children's rooms — making the home well suited to both family living and hosting visitors.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, modern finishes, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for everyday living in a peaceful village setting close to the Larnaca coast.

The villa is part of an exclusive gated community in Kiti Village, featuring a communal swimming pool, children's playground, and beautifully landscaped communal areas. Located just 1 minute from both Kiti and Pervolia Villages, with easy access to local shops, cafés, and restaurants — the beach is a mere 1.2 km away. Excellent connections to Limassol, Nicosia, and Ayia Napa make it an ideal location for permanent residence, holiday living, or investment.

In total, the villa measures 175 m² across its internal and external areas, set on a private 62 m² garden. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout.

Details

Property Type: **House**
Status: **Available**
Unit Number: **D-Villa 2, D-Villa 6, D-Villa 7**

Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Off-plan**
Bedrooms: **3**
Bathrooms: **3**
Covered Parking: **1**

Area

Internal Area: **106m²**
Covered Verandas: **7m²**
Covered Area: **113m²**
Total Area: **175m²**
Garden Area: **62m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Common Swimming Pool

Gallery











