

# 4 Bedroom Villa in Kiti, Larnaca

For Sale : **€ 410,000**

**Description**
4-Bedroom Villa

Apartments & Living Spaces
This upcoming 4-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 127 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 60 m² private garden — ideal for relaxation, family time, and entertaining in true Mediterranean style.

Bedrooms
The four 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 202 m² across its internal and external areas, set on a private 60 m² garden. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout.

## Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **C-Villa 1, C-Villa 2**

## Main Features

Property Subtype: **Detached House**
Bathrooms: **3**

Construction Stage: **Off-plan**
Covered Parking: **1**

Bedrooms: **4**

## Area

Internal Area: **127m²**
Total Area: **202m²**

Covered Verandas: **15m²**
Garden Area: **60m²**

Covered Area: **142m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Alarm, Secure Door, Common Swimming Pool

# Gallery











