Key Ready 5-bedroom Luxury Villa with extra Guest House in Kiti

FOR SALE - € 990,000 + VAT EUR



https://www.mayfaircyprus.net/p/250907

Prop No.	**250907**
City:	**Larnaca**
Area:	**Kiti**
Bedrooms:	**5 Bedrooms**
Bathrooms:	**7 Baths**
Covered area:	**346 m²**
Uncovered Veranda:	**119 m²**
Covered Veranda:	**42 m²**
Plot:	**884 m²**
Title deeds:	**After construction**
Property Type:	**Detached**
Condition:	**New**
Delivery Date:	**Completed**

The villa is part of a gated community close to the beach and local villages featuring a mix of modern apartments and luxurious villas. The development is just one minute from both Kiti and Pervolia villages and only 1,200 meters from the beach. The location offers easy access to Limassol, Nicosia, and Ayia Napa.

This luxury villa in Kiti sits on a large plot of 884 m² and consists of a main house and a guest house. The main house spans two floors with a total covered area of 346 m².

The ground floor features a spacious living and dining area, an extra room that can be used as an additional living room or office, a bedroom with an en suite bathroom, an open-plan kitchen, an additional kitchenette, a guest WC, and large outdoor spaces.
Upstairs, there are three bedrooms: one master bedroom with an en suite bathroom and walk-in wardrobe, another bedroom with an en suite bathroom, and a main bathroom. All bedrooms have access to spacious uncovered verandas measuring 44 m² and 75 m². There is also a technical area and an attic.

The separate guest house offers 68 m² of space, perfect for visitors or extra privacy. Outside, you'll find a covered terrace (50 m²), uncovered verandas totaling over 117 m², and a large garden area of more than 390 m²—ample space to add a pool later on. Additionally, there is covered parking for two cars (38 m²), an uncovered parking space for two cars, a boiler room, multiple storage rooms, a technical area, and an extra toilet in the garden.

The villa is ready to move in.
It is also suitable for permanent residency.

Residents will also enjoy access to a common swimming pool and a dedicated playground for children.

Property features

- Air Conditioning
- BBQ Area
- Balcony
- Ceramic Flooring
- Children's Playground
- Communal Pool
- Covered Parking
- Double Glazing
- En-suite
- Garden
- Granite Worktop
- Guest W.C
- Laundry Room
- Maids Quarters
- Main Bathroom
- Open Plan Fitted Kitchen
- Play Room / Office
- Pressurized Water System
- Solar Panels
- Store Room
- Uncovered Parking
- Utility Room
- Walk in Wardrobes

Mayfair Properties
Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com