



For Sale, Building, Residential Building, Larnaca, Kiti, 422m²

For Sale : € 595,000

Description

This three-storey residential building presents an exceptional investment opportunity in the sought-after area of Kiti, Larnaca. The property represents a 50% share of the plot, Distribution Agreement is available. An application is already in progress for horizontal and vertical subdivision and the issuance of separate Title Deeds.

Property Highlights:
• Total Units: Four (4) two-bedroom apartments
• Total Internal Area: 307 sq.m.
• Plot Area: 1/2 share of 844 sq.m. (approximately 422 sq.m.)
• Occupancy Status: Vacant

Building Description:
The building features four well-designed two-bedroom apartments. Each unit boasts a similar modern layout, including an open-plan living and kitchen area, a main bathroom, and two bedrooms—one of which features an en-suite shower and toilet.

Building Description:
1. Ground Floor - Apartment 001
• Enclosed Area: 82 sq.m.
• Uncovered Veranda: 29 sq.m.
• En-suite walk-in wardrobe

2. First Floor - Apartment 101
• Enclosed Area: 74 sq.m.
• Covered Verandas: 13 sq.m.
• Uncovered Verandas: 4 sq.m.

3. First Floor - Apartment 102
• Enclosed Area: 75 sq.m.
• Covered Verandas: 13 sq.m.
• Uncovered Verandas: 4 sq.m.

4. Second Floor - Apartment 201 (Penthouse)
• Enclosed Area: 76 sq.m.
• Covered Veranda: 3 sq.m.
• Large Uncovered Terrace: 101 sq.m.

An active application is currently in progress for both horizontal and vertical subdivision, as well as the issuance of separate Title Deeds.

The asset is located approximately 150m south of Archbishop Makarios III Avenue, a main road that connects Larnaca Municipality with Meneou Municipality and about 250m south of the Kiti Regional Gymnasium.

There is a Distribution Agreement in place.
Pending issuance of Energy Performance Certificate.

Details

Property Type: **Building** Status: **Available** [Website](#)

Main Features

Property Subtype: Residential Building	Construction Year: 2011	Bedrooms: 2
Bathrooms: 2	WC Bathrooms: 2	Living Rooms: 1
Kitchens: 1	Furnished: Unfurnished	Floors Building: 3

Area

Uncovered Verandas: 29m²	Plot Area: 422m²	Total Area: 307m²
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