



## For Sale, Apartment, Penthouse, Larnaca, Kiti

(202) NIOVI RESIDENCE, KITI (Vatylis street),  
LARNAKA

For Sale : **€ 289,000**

### Description

Modern 2-Bedroom Penthouse Apartment for sale in Kiti  
The Lifestyle You Deserve

Imagine coming home to a space that instantly relaxes you—where the traditional charm of Kiti village meets the modern comfort of 2-bed apartment. This stylish apartment offers a seamless blend of indoor elegance and outdoor freedom, perfectly suited for young families or savvy investors.

### Elegant Design & Flow

The residence features a bright, open-plan kitchen and living area that flows effortlessly onto a private covered and a large uncovered veranda. The layout includes two spacious bedrooms, including a master suite with a private en-suite, and a sleek main bathroom. For ultimate convenience, the property provides a private storage room and dedicated covered parking, Photovoltaic system of 3KW.

### Location & Neighborhood Benefits

Situated in a prime residential hub, you are surrounded by Kiti's best amenities:

Education & Sport: Walking distance to the Kiti Gymnasium School and the Kiti Community Stadium.

Dining & Coffee: Seconds away from the vibrant Mikel Coffee Company and local traditional tavernas.

Shopping: Extremely close to Alphamega Supermarket and Lidl for all your daily needs.

Connectivity: Just a 10-minute drive to Larnaca International Airport and the beautiful Pervolia Blue Flag beaches.

Contact G&P Lazarou Estate Agents today at +357 24104949 or at [larnaca.office@gplazarou.com](mailto:larnaca.office@gplazarou.com) to arrange your private viewing!

### Details

|                                                            |                          |                         |
|------------------------------------------------------------|--------------------------|-------------------------|
| Property Type: <b>Apartment</b><br><a href="#">Website</a> | Status: <b>Available</b> | Unit Number: <b>202</b> |
|------------------------------------------------------------|--------------------------|-------------------------|

### Main Features

|                                    |                                     |                                |
|------------------------------------|-------------------------------------|--------------------------------|
| Property Subtype: <b>Penthouse</b> | Construction Stage: <b>Off-plan</b> | Construction Year: <b>2028</b> |
| Bedrooms: <b>2</b>                 | Bathrooms: <b>2</b>                 | Kitchen Type: <b>Open Plan</b> |
| Furnished: <b>Unfurnished</b>      | Covered Parking: <b>1</b>           | Floors Building: <b>2</b>      |

### Area

|                                       |                                          |                                            |
|---------------------------------------|------------------------------------------|--------------------------------------------|
| Internal Area: <b>77m<sup>2</sup></b> | Covered Verandas: <b>12m<sup>2</sup></b> | Uncovered Verandas: <b>86m<sup>2</sup></b> |
| Total Area: <b>189m<sup>2</sup></b>   |                                          |                                            |

### Further Details

Elevator, Storage Space



## Gallery



