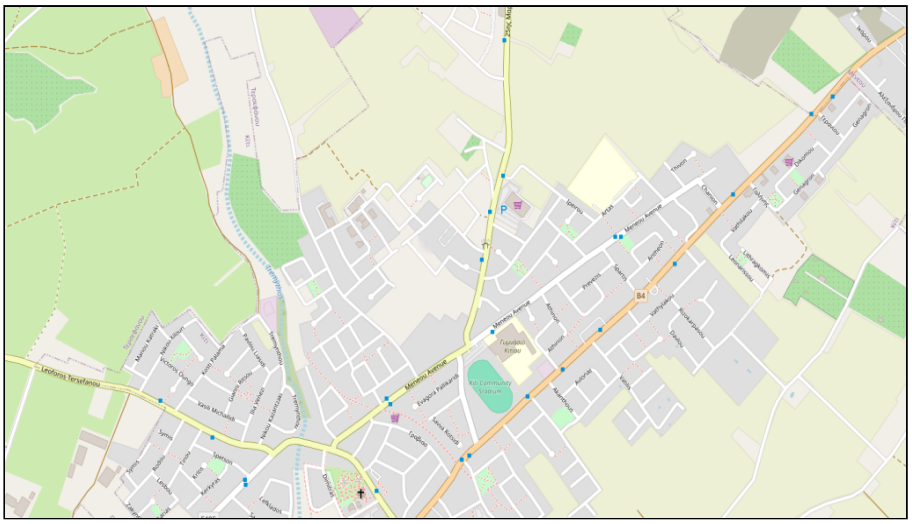


For Sale, Land, Plot, Larnaca, Kiti, 613m²

For Sale : **€ 145,000**

Description
High-Value Dual-Access Plot in Kiti – A Strategic Investment for 2027
The Foundation of Your Future
Imagine standing on a 613 m² blank canvas in the heart of Kiti, one of Larnaca's most vibrant and self-sufficient villages. Buying this plot is about the ultimate freedom of "dual frontage"—a rare architectural advantage where your property abuts a registered road on both the front and back. This unique feature offers a premier blank canvas for a luxury villa with a grand entrance and a separate private service or garage access, or a dual-residence project with total independence for each home.

Limitless Potential with 90% Density
Primed for high-efficiency residential development, the plot offers some of the most competitive building parameters in the Larnaca district:
Generous Build Space: A 90% building density allows for up to 551 m² of internal living space, easily accommodating a large family manor or a multi-unit residential development.
Smart Coverage: With 50% coverage, you have the legislative power to create a solid building footprint while still leaving ample room for a private pool, Mediterranean gardens, and outdoor entertainment zones.
Future-Proof Value: The plot is currently under division, with New Title Deeds expected in May 2027. This timeline provides a perfect window for planning, securing permits, and locking in 2026 prices before the 2027 appreciation cycle begins.

Location & Neighborhood Benefits
Connectivity: Reach Larnaca International Airport in just 7 minutes and the Blue Flag beaches of Pervolia in 5 minutes.
Local Amenities: Walking distance to Kiti's famous traditional square, top-rated restaurants, supermarkets, and the historic Panagia Angeloktisti church.

Make It Yours
Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to secure this strategic asset before the 2027 deeds are issued!

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT No 1**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **613m²**