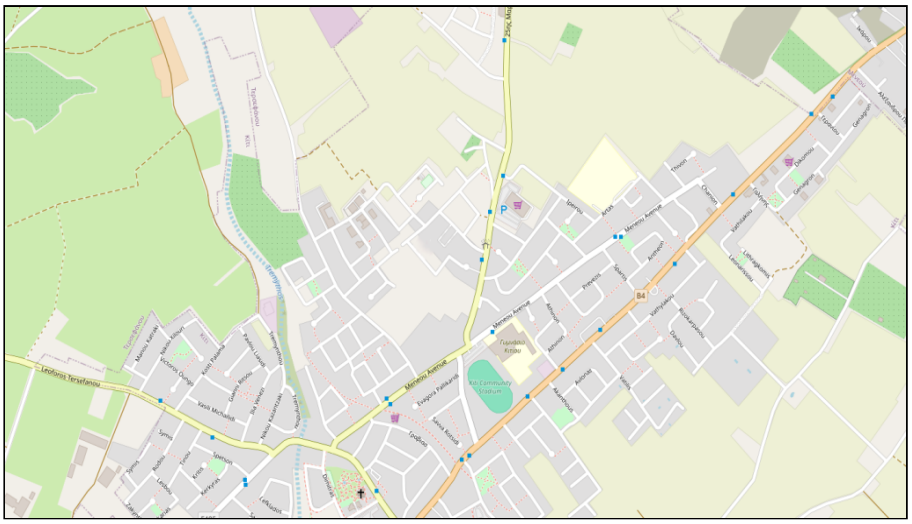

For Sale, Land, Plot, Larnaca, Kiti, 567m²

For Sale : **€ 137,000**

Description
Corner Residential Plot in Kiti – High-Density Potential in a Village Hub
The Foundation of Your Future
Imagine standing on a 567 m² corner plot in the heart of Kiti, where traditional village charm meets modern suburban demand. Buying a corner plot is about the ultimate freedom to design a residence with dual access, superior natural light, and increased privacy. This property offers a premier blank canvas for investors or families looking to capitalize on Kiti's steady growth as a top-tier Larnaca suburb.

Limitless Potential in a High-Density Zone
Primed for an efficient residential project, the property boasts a competitive 90% building density and 50% coverage factor. What sets this corner asset apart in the 2026 market is its architectural flexibility:
Maximized Build: With 90% density, you can develop approximately 510 m² of internal living space, ideal for a large luxury villa or a small boutique apartment block.
Vertical Design: The zoning allows for two storeys (8.3m height), perfect for capturing breezes and views across the Kiti landscape.
Corner Advantage: Abutting two registered roads, this plot offers easier construction logistics and the possibility for distinct private and service entrances.

The May 2027 Title Deed Advantage
This plot is currently under division, with the separate Title Deed expected in May 2027.
Investment Lock-In: Securing the plot now allows you to lock in 2026 prices before the final deeds are issued, a period typically associated with a value "jump."
Planning Preparation: You can begin your architectural designs and preliminary planning applications now, ensuring you are ready to break ground the moment the new deed is registered.
Secure Ownership: Until the final deed is ready, your rights are fully protected by depositing the Contract of Sale at the Land Registry under the Specific Performance Law.

Location & Neighborhood Benefits
Kiti is a vibrant, self-contained community that serves as a gateway to the sea.
Proximity: You are just a 5-minute drive from Softades Beach and 10 minutes from Larnaca International Airport.
Amenities: Walking distance to the historic Panagia Angeloktisti Church, as well as supermarkets, popular bakeries, and traditional taverns.
Connectivity: Immediate access to the motorway links for Nicosia and Limassol.

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to discuss this corner opportunity!

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT No 4**
Website

Main Features

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

Area

Plot Area: **567m²**

Further Details

Corner Plot