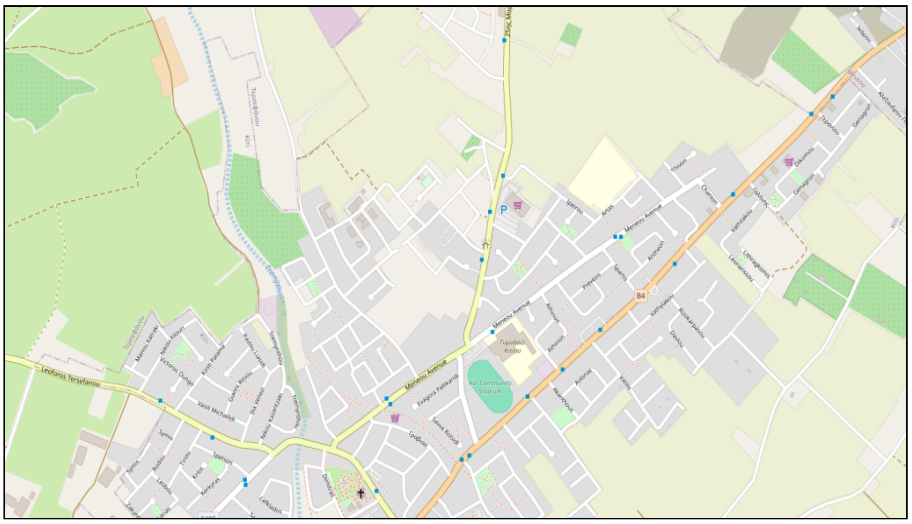

For Sale, Land, Plot, Larnaca, Kiti, 621m²

For Sale : **€ 142,000**

Description
Strategic Residential Opportunity in Kiti – High Density with Growth Potential
The Foundation of Your Future
Imagine securing a 621 m² residential plot in the thriving village of Kiti, one of Larnaca's most established and popular suburban districts. Buying this plot is about the ultimate freedom to invest in a location that perfectly balances traditional Cypriot village life with the high-speed connectivity of 2026. This plot offers a premier blank canvas for developers or families looking to build in an area experiencing a significant surge in modern residential projects.

Limitless Potential in a High-Growth Hub
Primed for high-efficiency development, the property boasts a competitive 90% building density. In the current 2026 market, Kiti has transitioned from a "bedroom community" into a fully-fledged activity hub, making such plots highly desirable:
Maximized Internal Space: The 90% density allows for approximately 558 m² of internal living space, ideal for a large luxury villa or a small complex of apartments.
Ready for 2027: The plot is currently under division, with new individual Title Deeds expected by May 2027. This timeline provides a strategic window for investors to secure the land at current prices while finalizing architectural plans and building permits.
You are just a 5-minute walk from Kiti High Road and only 6 minutes from Larnaca International Airport.

Location & Neighborhood Benefits
In 2026, Kiti is recognized for its exceptional infrastructure and proximity to the sea.
Leisure & Nature: You are a 5-minute drive from the beaches of Softades and Pervolia, known for their clean waters and world-class kitesurfing spots.
Modern Amenities: The village center features 24/7 bakeries, international supermarkets (Lidl, AlphaMega), and a vibrant culinary scene ranging from traditional taverns to modern vegan cafes.
Sustainable Living: As part of the 2026 Environmental Strategy, the area is fully integrated with EV charging infrastructure and upgraded road networks, ensuring a quiet, noise-free environment despite its proximity to the airport.

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to discuss this future-ready investment!

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT No 5**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **621m²**