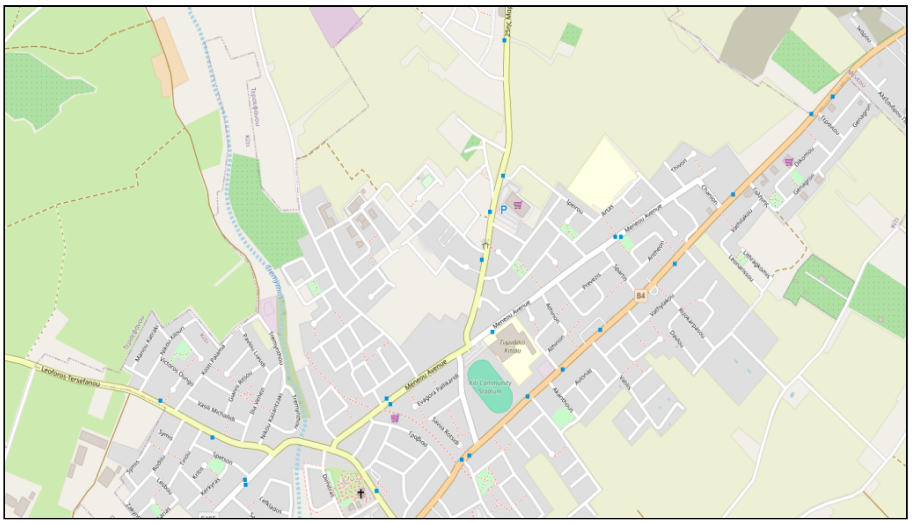

For Sale, Land, Plot, Larnaca, Kiti, 699m²

For Sale : **€ 160,000**

Description
Strategic Residential Opportunity in Kiti – High Density and Future-Ready
The Foundation of Your Future
Imagine securing a significant residential footprint in Kiti, one of Larnaca's most stable and popular residential communities. Buying a plot in Kiti is about the ultimate freedom to build within a village that perfectly balances traditional Cypriot charm with high-end modern amenities. This 699 m² plot offers a premier blank canvas for an investor or family looking to lock in today's prices for a property that will be fully registered and ready for development by May 2027.

Limitless Potential with 90% Density
Primed for high-efficiency residential development, the property features some of the most sought-after planning parameters in the market:
High Building Density: A 90% building density allows for a total buildable area of approximately 629 m², providing the flexibility to build a large luxury villa or two semi-detached houses.
Optimal Plot Size: At 699 m², the plot is significantly larger than the standard urban plot, allowing for extensive gardens, a private pool, and outdoor entertaining spaces.
Ready Infrastructure: The plot abuts a registered road, ensuring that once the new title deed is issued, the path to a building permit is direct and uncomplicated.

The Strategic 2027 Timeline
This plot is currently under division, with the new individual Title Deed expected in May 2027. In the current 2026 climate, where Larnaca property values have seen steady annual growth, buying a plot "under division" often allows for a more favorable entry price. You are essentially land-banking in a high-demand zone while the administrative process adds value to your asset.

Location & Neighborhood Benefits
Proximity to the Sea: You are just a 5-minute drive from Softades and Pervolia beaches, known for their pristine waters and world-class kitesurfing.
Airport Connectivity: Larnaca International Airport is less than a 10-minute drive away, making this an ideal location for frequent travelers or holiday rentals.
Amenities: Kiti is a self-contained town with supermarkets, pharmacies, bakeries, and the famous Angeloktisti Church, ensuring every convenience is within walking distance.

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to discuss the terms of this forward-looking investment!

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT No 6**
Website

Main Features

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

Area

Plot Area: **699m²**