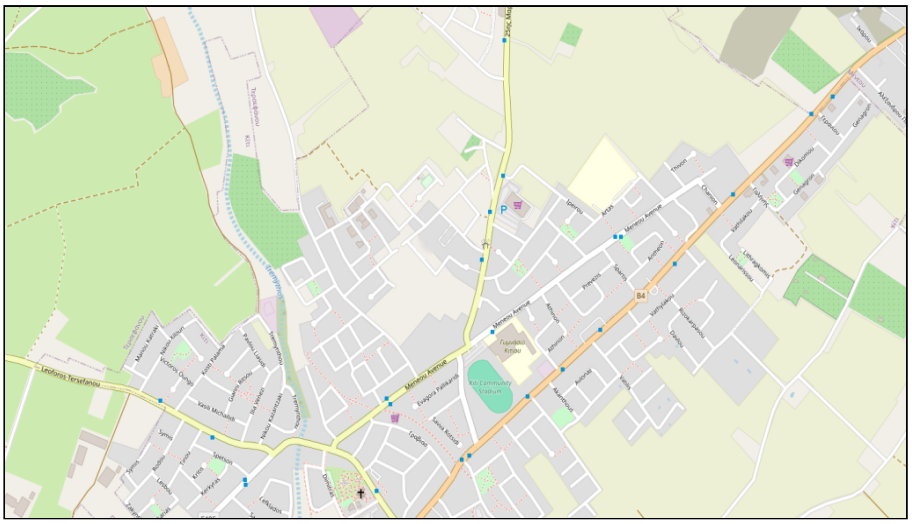

For Sale, Land, Plot, Larnaca, Kiti, 617m²

For Sale : **€ 143,000**

Description
Premier Corner Plot in Kiti – High Density and Strategic Urban Growth
The Foundation of Your Future
Imagine securing a dominant corner position in the thriving community of Kiti, Larnaca's fastest-growing suburban hub. Buying this 617 m² corner plot is about the ultimate freedom to design a landmark residence or an high-yield investment project. This plot offers a premier blank canvas with two-sided road frontage, ensuring maximum architectural flexibility, natural light, and high visibility.

Exceptional Density in a Strategic Zone
Primed for high-efficiency development, the property boasts a 90% building density, a rare "gold standard" for residential plots in the area. In the 2026 market, these parameters offer unrivaled development power:
Maximized Build: You can construct a total of approximately 555 m² of internal living space, perfect for a large luxury villa or multiple semi-detached units.
Modern Living: The corner positioning enhances the plot's value, providing two points of access and a more spacious feel compared to standard mid-row plots.
Future Asset: While the plot is currently under division, with New Title Deeds expected in May 2027, this provides a unique "lock-in" opportunity to secure current 2026 pricing for a high-value asset that will be shovel-ready just as local infrastructure peaks.

Location & Neighborhood Benefits
Kiti is the lifestyle epicenter of coastal Larnaca, offering a perfect blend of tradition and modern convenience.
Connectivity: You are exactly 10 minutes from Larnaca International Airport and 15 minutes from the city center, without being under any flight paths.
Amenities: Walking distance to the famous Panagia Angeloktisti Church and major supermarkets like AlphaMega and Lidl.
Leisure: Just a 5-minute drive (3km) to the Kitesurfing beaches of Softades and the organized coast of Pervolia.
Community: Home to several international schools and 24/7 services, Kiti has evolved into a self-sufficient "mini-city" with zero crime and a high expat population.

Make It Yours
Corner plots with 90% density are the most sought-after liquid assets in the Larnaca district today.

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

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT No 8**
Website

Main Features

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

Area

Plot Area: **617m²**

Further Details

Corner Plot