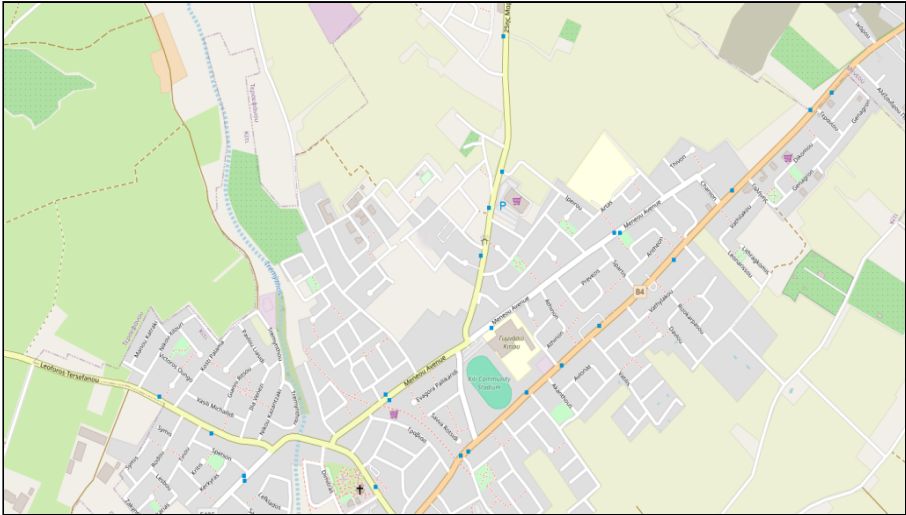




For Sale, Land, Plot, Larnaca, Kiti, 549m²

(PLOT No 9), PALIOCHANOUTA, KITI, LARNAKA,
REG. 0/7076

For Sale : € 132,000

Description

High-Density Residential Asset in Kiti – Secure Your Spot in Larnaca’s Rising Star
The Foundation of Your Future

Imagine standing on 549 m² of prime residential earth in the cosmopolitan village of Kiti. Buying a plot in this specific pocket of Larnaca is about the ultimate freedom to land-bank in a location that serves as the gateway to the southern coast. This plot offers a premier blank canvas for a modern home or a high-yield investment project in one of the most culturally rich and logistically perfect areas of Cyprus.

Limitless Potential with Exceptional Density

Primed for high-efficiency development, the property falls within a high-density residential zone (typically H2). What sets this plot apart in the 2026 market is its massive building potential:

Elite Building Density: A 90% density factor allows for approximately 494 m² of internal living space, providing enough room for a grand multi-generational villa or two semi-detached luxury residences.

Vertical Prominence: With an allowance for two storeys (8.3m height), you can capture the refreshing coastal breezes and local village views.

Streamlined Process: The plot abuts a registered road, ensuring that the basic infrastructure is already in place for when you are ready to break ground.

Strategic Timeline: The "Under Division" Advantage

This plot is currently undergoing an official subdivision. For the strategic buyer in May 2026, the Title Deed issuance in May 2027 represents a unique "early-bird" opportunity:

Planning Phase: Use the next 12 months to finalize your architectural blueprints and secure building permits, so you are ready to commence construction the moment the new deed is in your hands.

Location & Neighborhood Benefits

Kiti is the pulse of suburban Larnaca, offering a lifestyle that balances ancient heritage with modern convenience:

Connectivity: You are just a 5-minute drive from Larnaca International Airport and 10 minutes from the city center, yet far enough to enjoy a quiet residential atmosphere.

Lifestyle & Heritage: Walking distance from the historic Angeloktisti Church and the vibrant Kiti commercial strip, filled with high-end cafes, pharmacies, and supermarkets.

Coastal Access: Only 3km from the soft sands of Softades and Pervolia beaches, perfect for kite-surfing enthusiasts or weekend family escapes.

Make It Yours

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

Details

Property Type: **Land**
[Website](#)

Status: **Available**

Unit Number: **PLOT No 9**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **549m²**