



Built For Bliss



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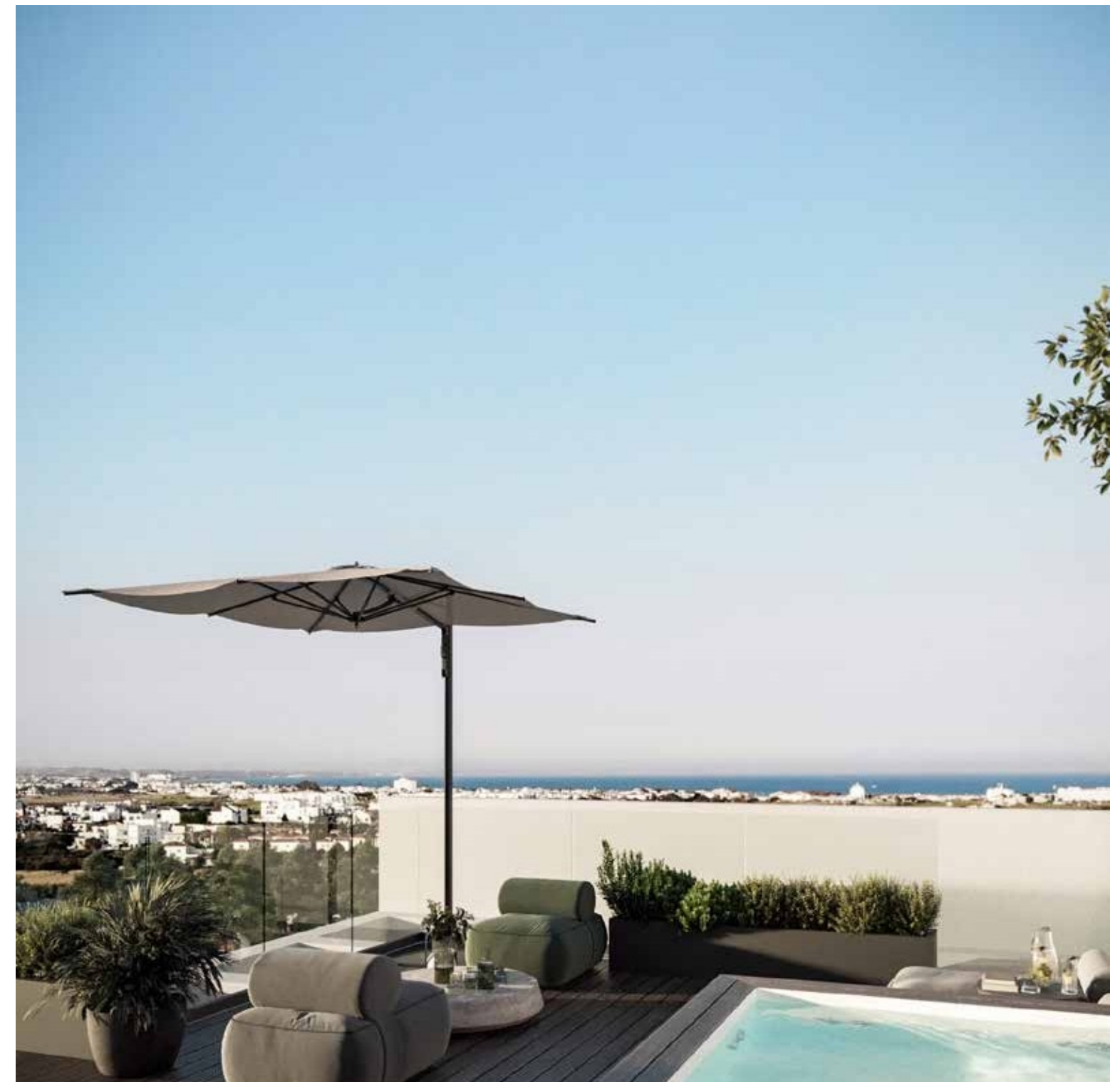


Naturally exclusive, naturally luxurious

We proudly present a remarkable residential haven in vibrant Livadia, Larnaca. Nestled within the vibrant Livadia community, just minutes away from the center of Larnaca, this exceptional gated residential development sets a new standard of elegant living.

With 94 spacious apartments across seven modern buildings, it offers an unparalleled living experience. Enjoy thoughtfully designed interiors, large verandas, and opulent amenities.

From private 20-meter swimming pools to well-equipped gyms, yoga and meditation areas, Jacuzzis, BBQ areas, outdoor sitting areas and playgrounds, every detail is crafted for comfort and relaxation.



Putting the 'local' in location

Nestled in a vibrant sub-district of Larnaca, Livadia Municipality combines tranquility and convenience. As one of the most up-and-coming and well-developed areas in the city, it offers a perfect blend of privacy and accessibility.

With seamless connections to the main town of Larnaca, Livadia Municipality presents an ideal choice for families, young couples, and business professionals seeking to establish their home. Experience the best of both worlds with a peaceful residential setting and easy access to the amenities and opportunities of the city.

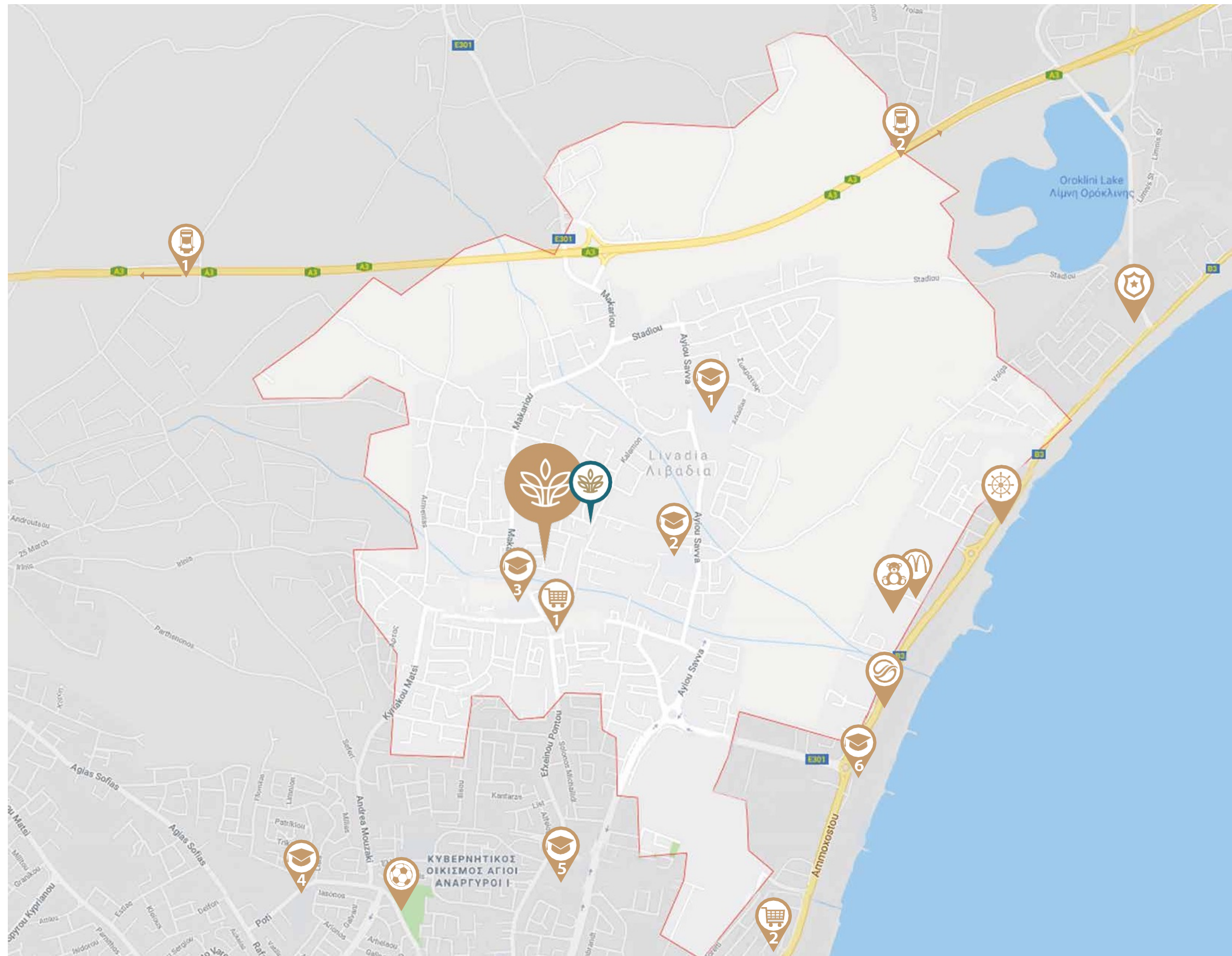
LOCATION OFFERS:

- Convenient access to amenities and facilities in the area
- Serene living environment for peace and tranquility
- Quick and easy access to the beach for leisure and relaxation
- Abundance of schools catering to education needs
- Quality medical care nearby
- Various supermarkets, including Stelios and Lidl, and shops for convenient shopping
- Wide selection of professional services
- Plethora of dining establishments for a vibrant culinary scene
- Expedited travel routes, including the main highway and airport
- Proximity to prestigious American University, new Marina project, and 'Land of Tomorrow'

Experience Sophistication



MAP OF THE AREA



-  
-  1. STELIOS SUPERMARKET
2. LIDL SUPERMARKET
-  LARNACA NAUTICAL CLUB
-  1. LIVADIA REGIONAL JUNIOR HIGH SCHOOL
2. LIVADIA LYCEUM
3. LIVADIA PRIMARY SCHOOL
4. MAKARIOY III PRIMARY SCHOOL
5. LARNACA TECHNICAL SCHOOL
6. AUCY AMERICAN UNIVERSITY OF CYPRUS
-  OROKLINI POLICE STATION
-  ANTONIS PAPADOPOULOS STADIUM
-  JUMBO MEGASTORE
-  MC DONALD'S DRIVE-THRU
-  LARNAKA LAND OF TOMORROW
(project under development)
-  1. HIGHWAY TO NICOSIA AND LIMASSOL ←
2. HIGHWAY TO PROTARAS-AYIA NAPA →



Discover a World of Style and Innovation

You will discover a world of style and innovation. Immerse yourself in cutting-edge technology and aesthetics, offering exclusive and stylish homes. Our deluxe apartments exude a perfect blend of style and durability, meticulously designed for practicality and beauty. Welcome to a new standard of luxurious living.

FEATURES AND BENEFITS INCLUDE:

- Energy-efficient class A certificate
- Shared electricity with net metering photovoltaic system
- Solar energy panels for eco-friendly living

- High-speed fiber optics for reliable connectivity
- Smart Home operation for convenience
- Spacious living areas for relaxation and entertainment
- Modern, open-plan layout for seamless flow
- Large glass-fronted verandas with captivating views
- Double-glazed windows for insulation and quietness
- Thermal insulation for energy optimization
- Built-in self-closing wardrobes for sophisticated storage
- Designer sanitary ware and kitchens for luxury





Tailored to your taste

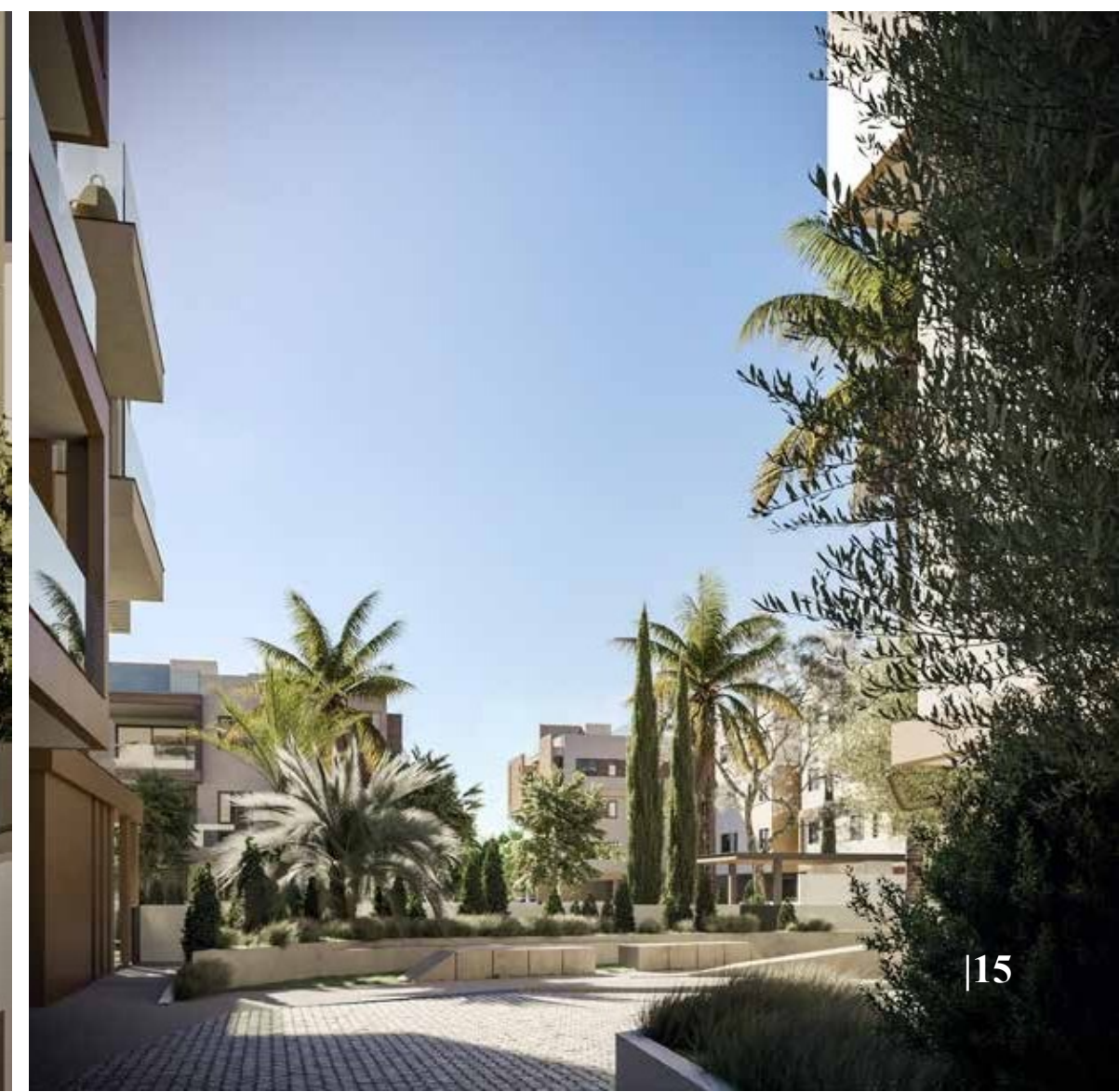
We understand your unique preferences, offering customized properties with high-quality design and materials.

An experienced interior designer will assist in optimizing space and reflecting your individuality through decor.

You also have the flexibility to add optional extras during or after construction, ensuring your dream home becomes a reality.

THESE PROVISIONS INCLUDE:

- Jacuzzi for rooftop luxury
- Swimming pool for ground floor apartments
- Air-conditioning for comfort
- Security cameras for safety
- Fire safety system for protection
- Alarm system for security



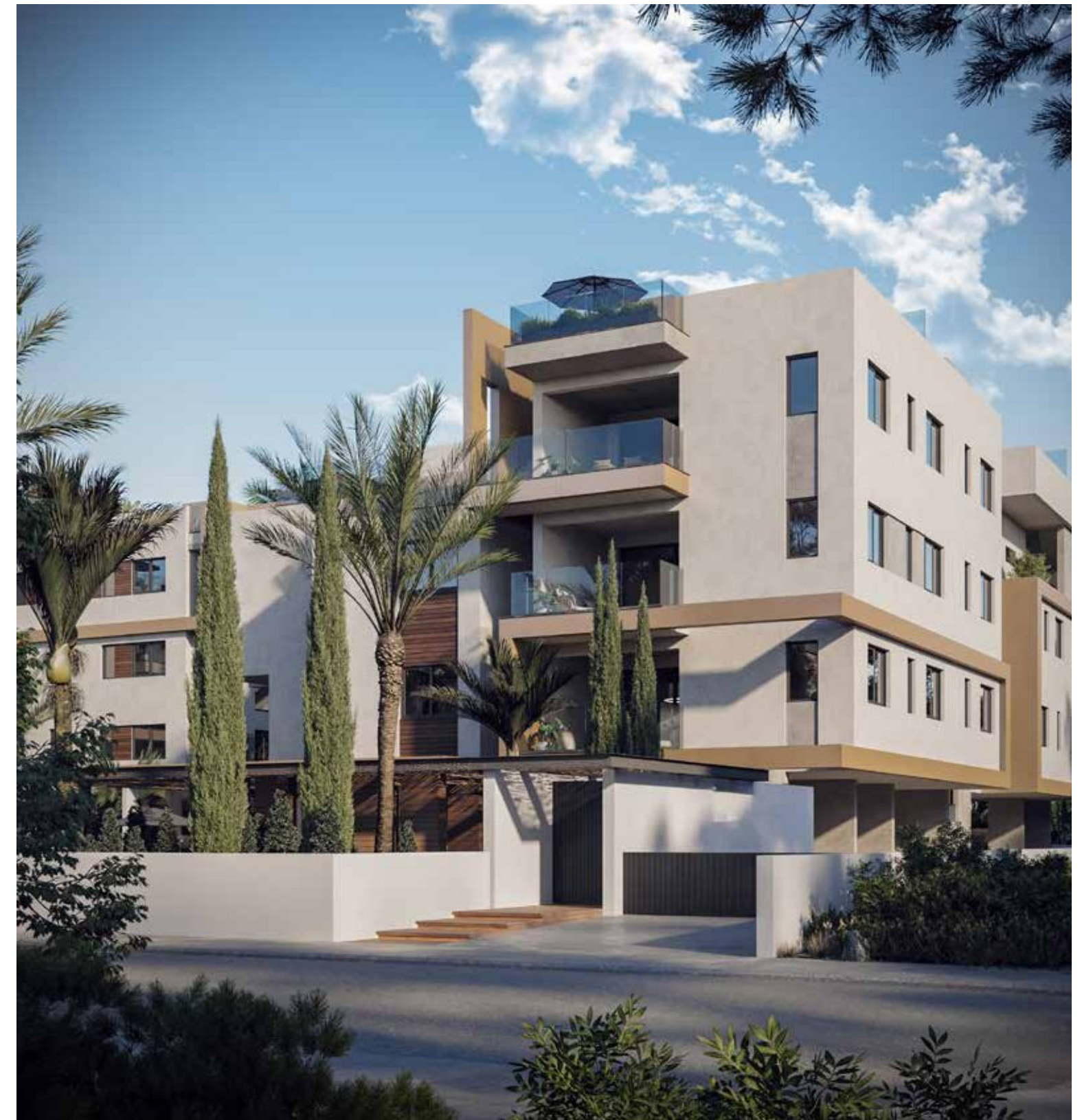


A home to fall in love with

Welcome to our luxurious haven that will captivate your heart. With three floors in each of the buildings and apartments ranging from two to three bedrooms, each offering unique features such as yards or roof gardens, our residences provide an exceptional living experience tailored to your preferences.

Prepare to be enthralled by the highly distinctive and innovative design of the buildings. Their modern architecture seamlessly blends visionary design principles with ultra-luxurious interiors, creating the epitome of contemporary living. Step into each apartment and be greeted by generous proportions and stunning interior layouts.

Indulge in a home where luxury and thoughtful design come together, making every day a delight. Experience the perfect blend of modern living and exceptional style.



NOTABLE FEATURES INCLUDE:

- Modern, distinctive design with 3 floors, ensuring an exclusive living experience
- Controlled entry for added security
- Covered parking for convenience
- Electric vehicle charging stations
- Generously-proportioned private verandas with stunning views
- A serene environment surrounded by lush greenery, creating a tranquil ambiance
- Waste disposal



Luxurious Amenities:

- 20-meter swimming pools, gyms, and playgrounds for active living
- BBQ areas for delightful gatherings
- Yoga and meditation spaces for inner peace
- Inviting outdoor sitting areas, perfect for unwinding and enjoying the surrounding beauty
- Beautifully landscaped green spaces for a harmonious connection with nature
- Gated project for security and privacy
- Spacious apartments with breath taking views and rooftop gardens with Jacuzzis
- A family-friendly environment, perfect for creating lasting memories



Elevate Your Living



Poolside Oasis

Experience a serene luxury at our exclusive poolside oasis, where you can relax and swim in the 20m x 5m communal pools amidst beautifully landscaped gardens. Host delightful gatherings in the adjacent BBQ areas and unwind in the inviting lounge sitting areas. Enjoy the comfort of contemporary sun loungers while basking in the ultimate relaxation of this secure, gated paradise. For your convenience, changing rooms, restrooms, and showers are provided.



FEATURES:

- 20m x 5m communal swimming pools with Jacuzzis
- BBQ areas for gatherings
- Lounge sitting areas
- Changing rooms & restrooms
- Secure, gated entrances
- Contemporary sun loungers
- Serene landscaped surroundings



Yoga & Meditation Areas

Unwind and find inner peace at our dedicated yoga and meditation areas. Experience the serene ambiance, soft lighting, and comfortable seating cushions, perfect for self-reflection and escaping everyday stresses. Embrace the tranquility that awaits you in these thoughtfully designed spaces.

- Serene ambiance for relaxation
- Soft lighting & natural materials

- Ideal for self-reflection
- Escape everyday stresses







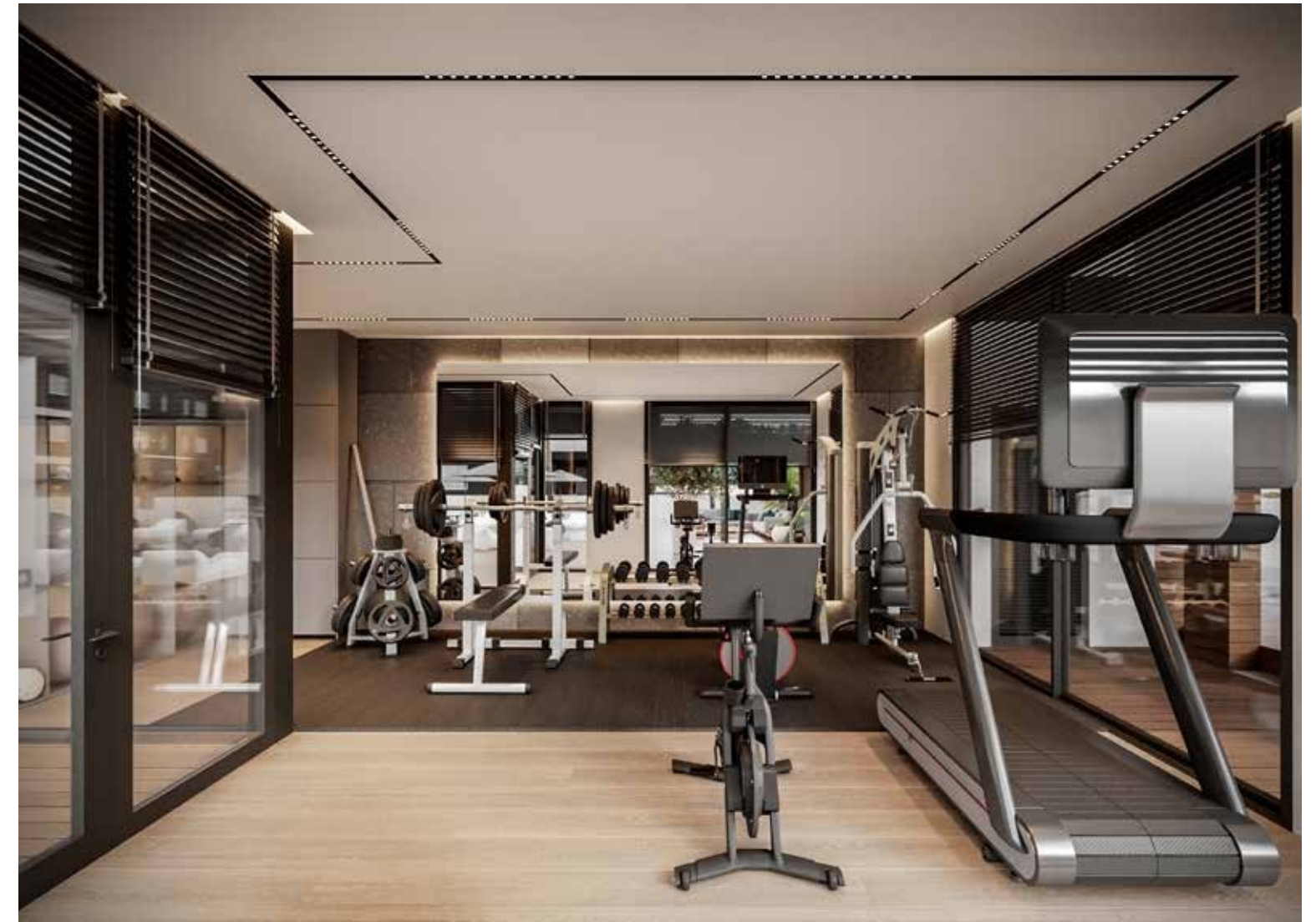
Fitness Oasis: Unleash Your Potential at our Gyms

Our state-of-the-art gym facilities offer breathtaking views of the pool areas, providing stimulating environments for residents to achieve their fitness goals. Equipped with top-of-the-line exercise equipment, these dedicated spaces ensure a well-rounded workout experience.

Enjoy the convenience of dedicated changing rooms and restrooms, making your fitness routine a seamless and refreshing experience.

FEATURES:

- State-of-the-art gym facilities
- Stunning pool area views
- Well-equipped with modern exercise equipment
- Dedicated changing rooms and restrooms for convenience



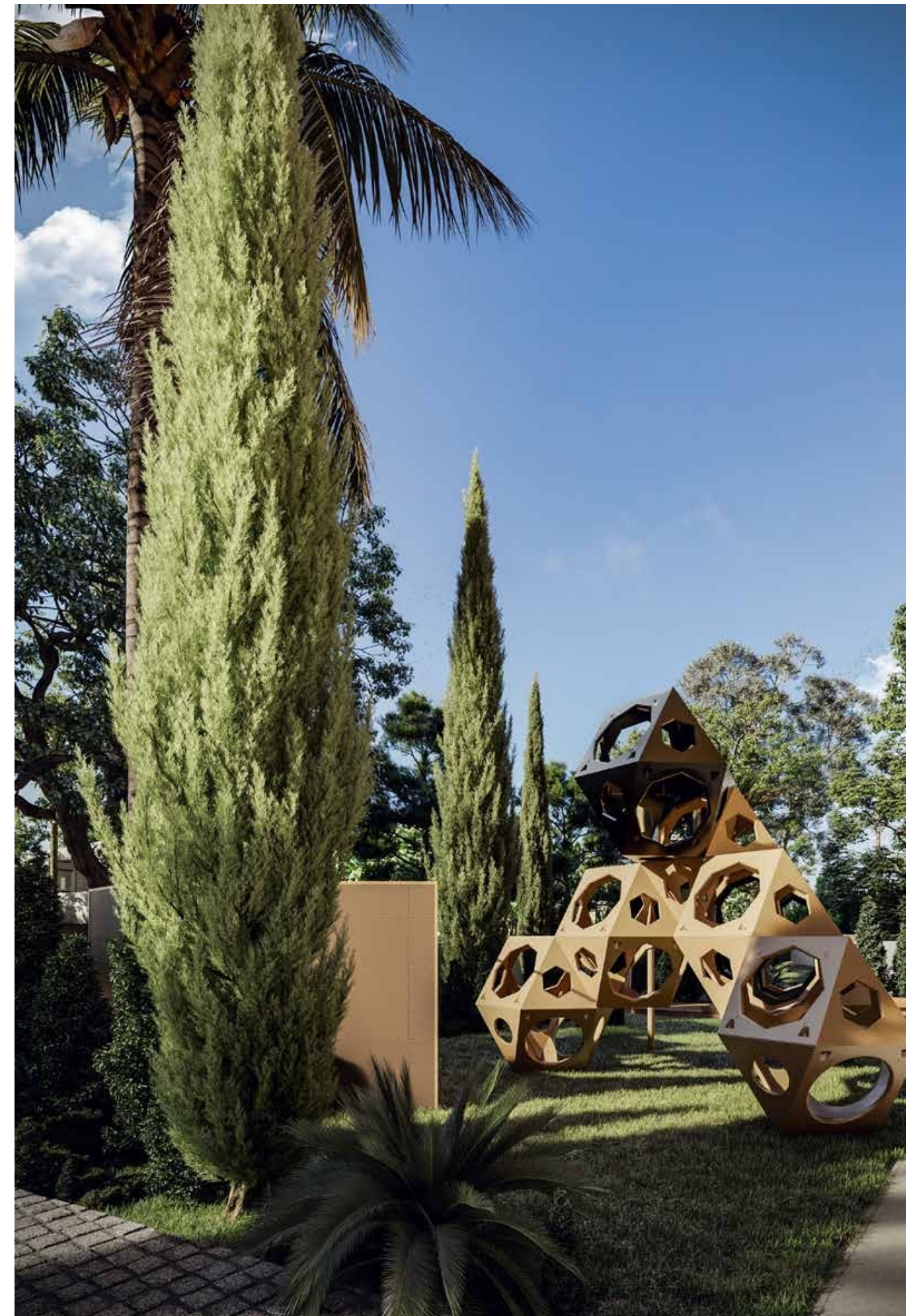
Playground Paradise: Unleash Joy and Adventure

Discover a place where laughter fills the air and cherished memories are made - our delightful playground. Designed to ignite imagination and provide endless fun, our safe and vibrant playground area is a haven for children of all ages.

Watch as your little ones delight in exploring the play structures.

FEATURES:

- Safe and vibrant playground area for children
- Play structures, slides, and swings for endless fun
- Thoughtfully designed with safety in mind
- Interactive features and sensory elements for imaginative play
- A place where laughter and cherished memories thrive



Take a look inside your new home

Welcome to your new home, where luxury and comfort await you. Step inside and discover the thoughtfully designed apartments, offering a range of two and three bedrooms with an array of attractive features.

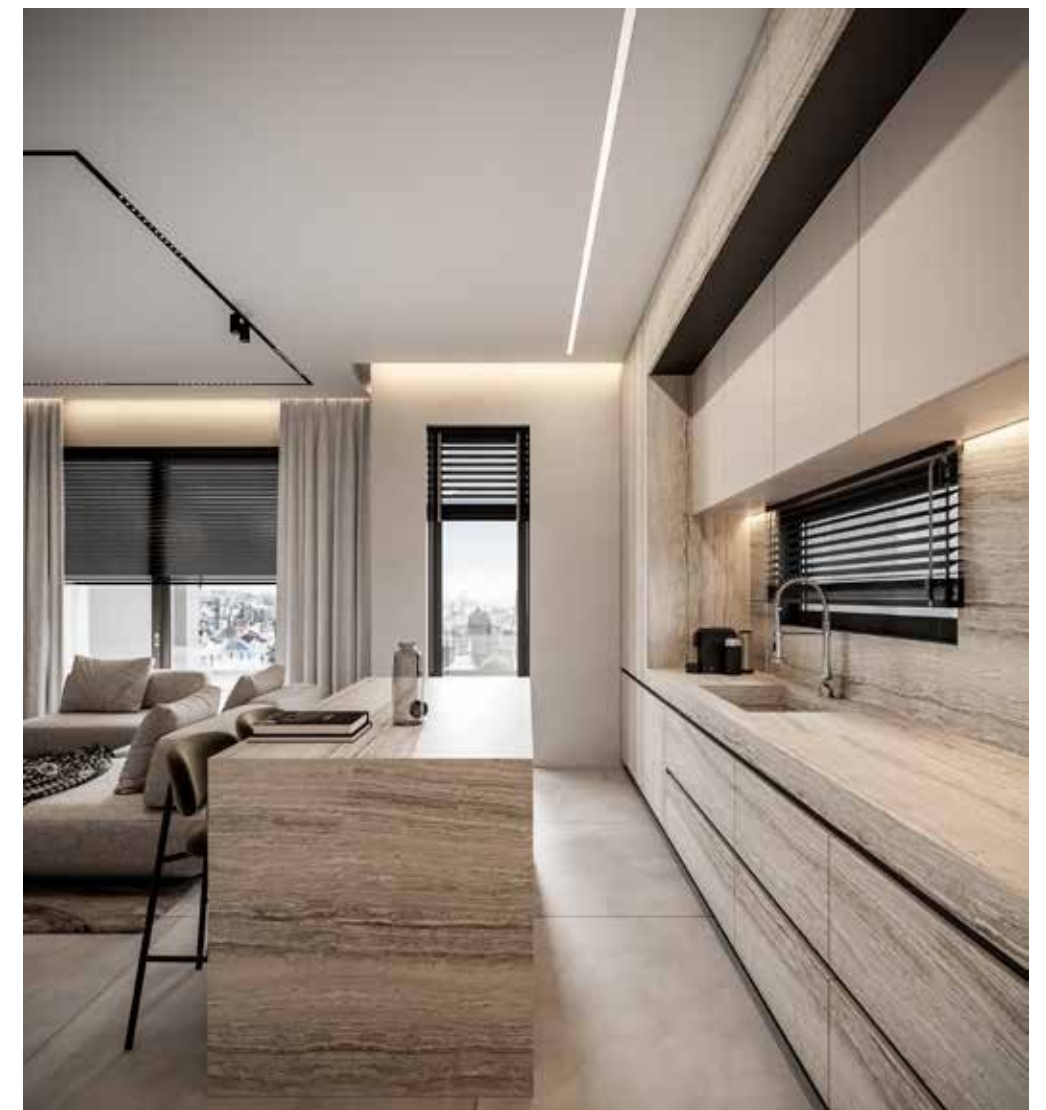
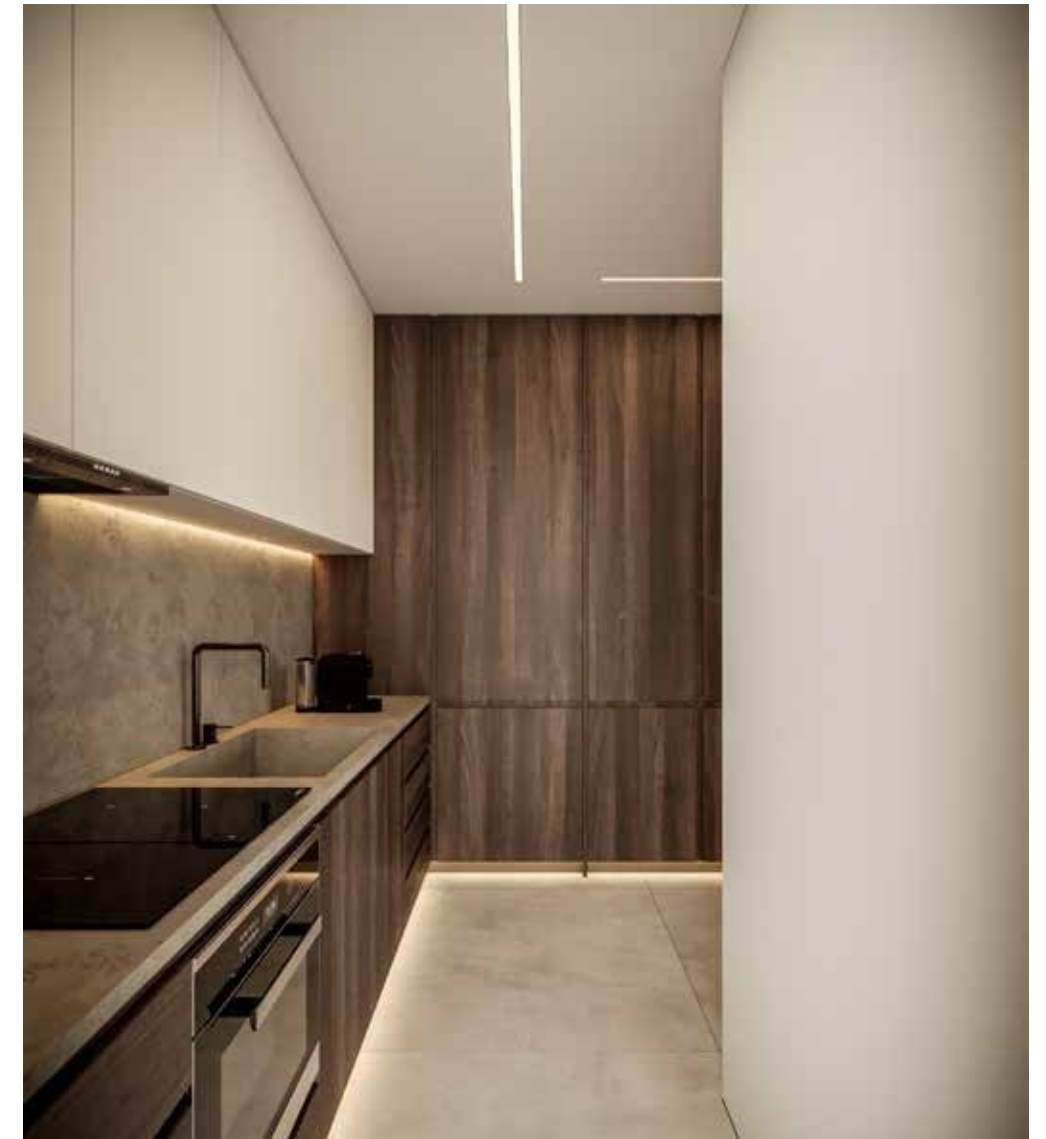
Each apartment has been meticulously crafted to optimize space utilization, boasting a spacious open-plan layout that seamlessly connects the modern kitchen and dining area to a generous lounge. This design creates a harmonious flow throughout the living space, perfect for entertaining or simply enjoying quality time with loved ones.

FEATURES:

- Thoughtfully designed apartments with two and three bedrooms
- Spacious open-plan layout connecting kitchen, dining, and lounge areas
- Expansive veranda accessible through full-length glass doors
- Abundance of natural light filling the living spaces
- Master bedroom with deluxe en-suite bathroom and veranda access



Take A Look Inside









BLOCK E

BLOCK C

BLOCK F

BLOCK A

BLOCK D

BLOCK B

BLOCK G

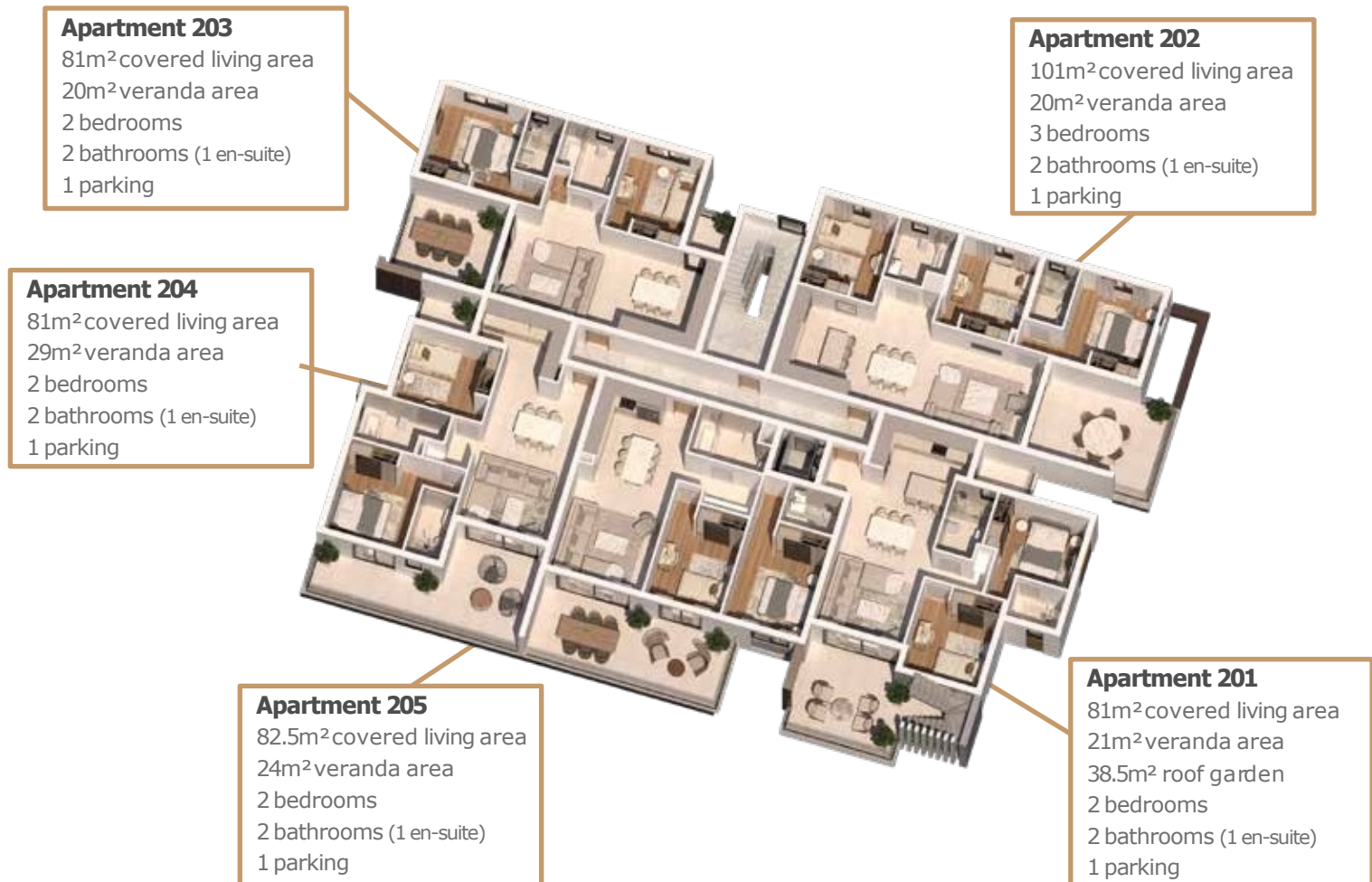
FLOOR PLANS - BLOCK D

GROUND FLOOR



Apartment 001
 82m² covered living area
 35m² veranda area
 125m² garden
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

SECOND FLOOR



Apartment 203
 81m² covered living area
 20m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

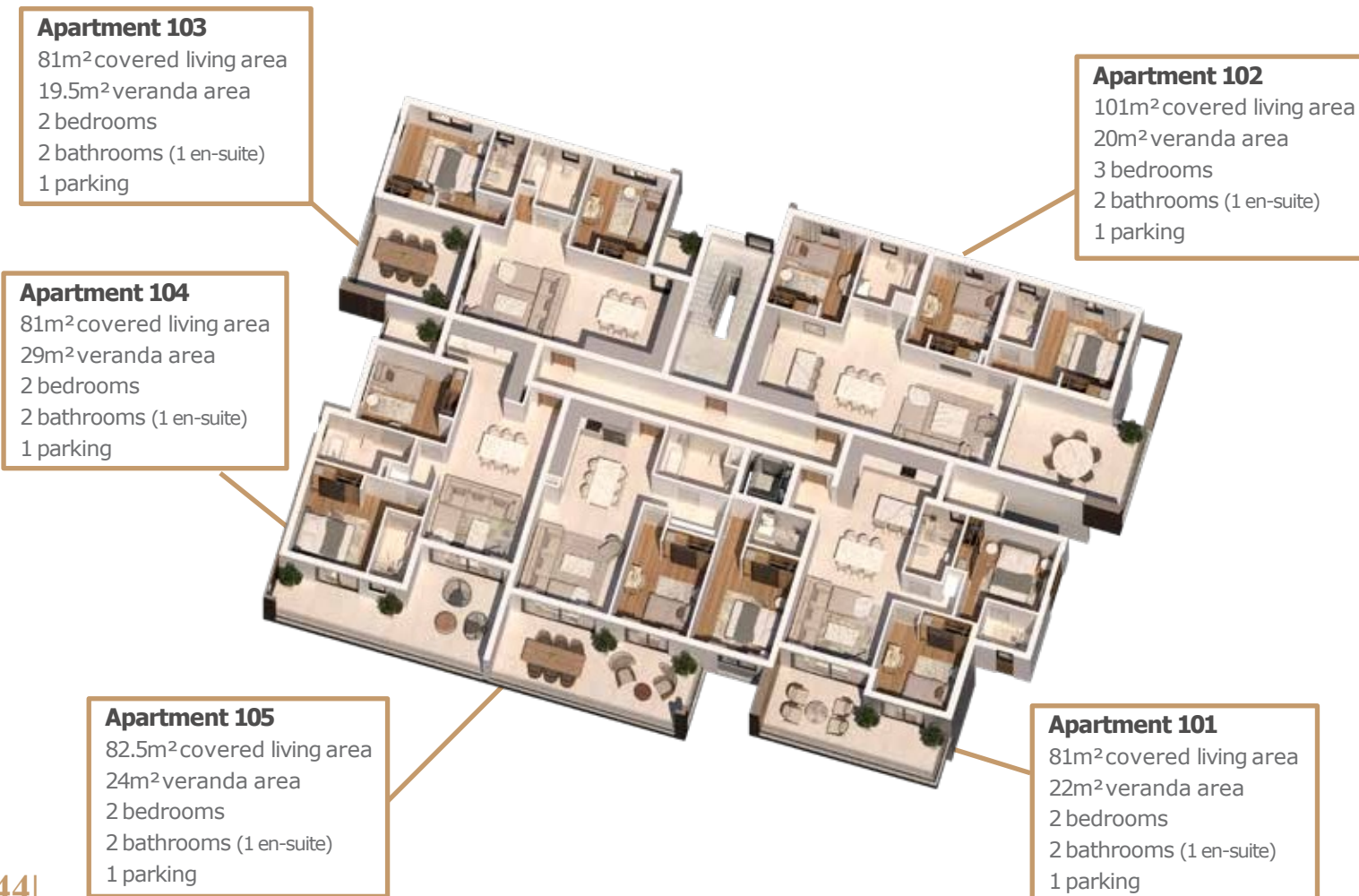
Apartment 202
 101m² covered living area
 20m² veranda area
 3 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 204
 81m² covered living area
 29m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 205
 82.5m² covered living area
 24m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 201
 81m² covered living area
 21m² veranda area
 38.5m² roof garden
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

FIRST FLOOR



Apartment 103
 81m² covered living area
 19.5m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 102
 101m² covered living area
 20m² veranda area
 3 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 104
 81m² covered living area
 29m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 105
 82.5m² covered living area
 24m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 101
 81m² covered living area
 22m² veranda area
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

THIRD FLOOR



Apartment 303
 81m² covered living area
 22.5m² veranda area
 50m² roof garden
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 302
 102m² covered living area
 20m² veranda area
 63m² roof garden
 3 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 304
 81m² covered living area
 28.5m² veranda area
 50m² roof garden
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

Apartment 301
 84m² covered living area
 18m² veranda area
 36m² roof garden
 2 bedrooms
 2 bathrooms (1 en-suite)
 1 parking

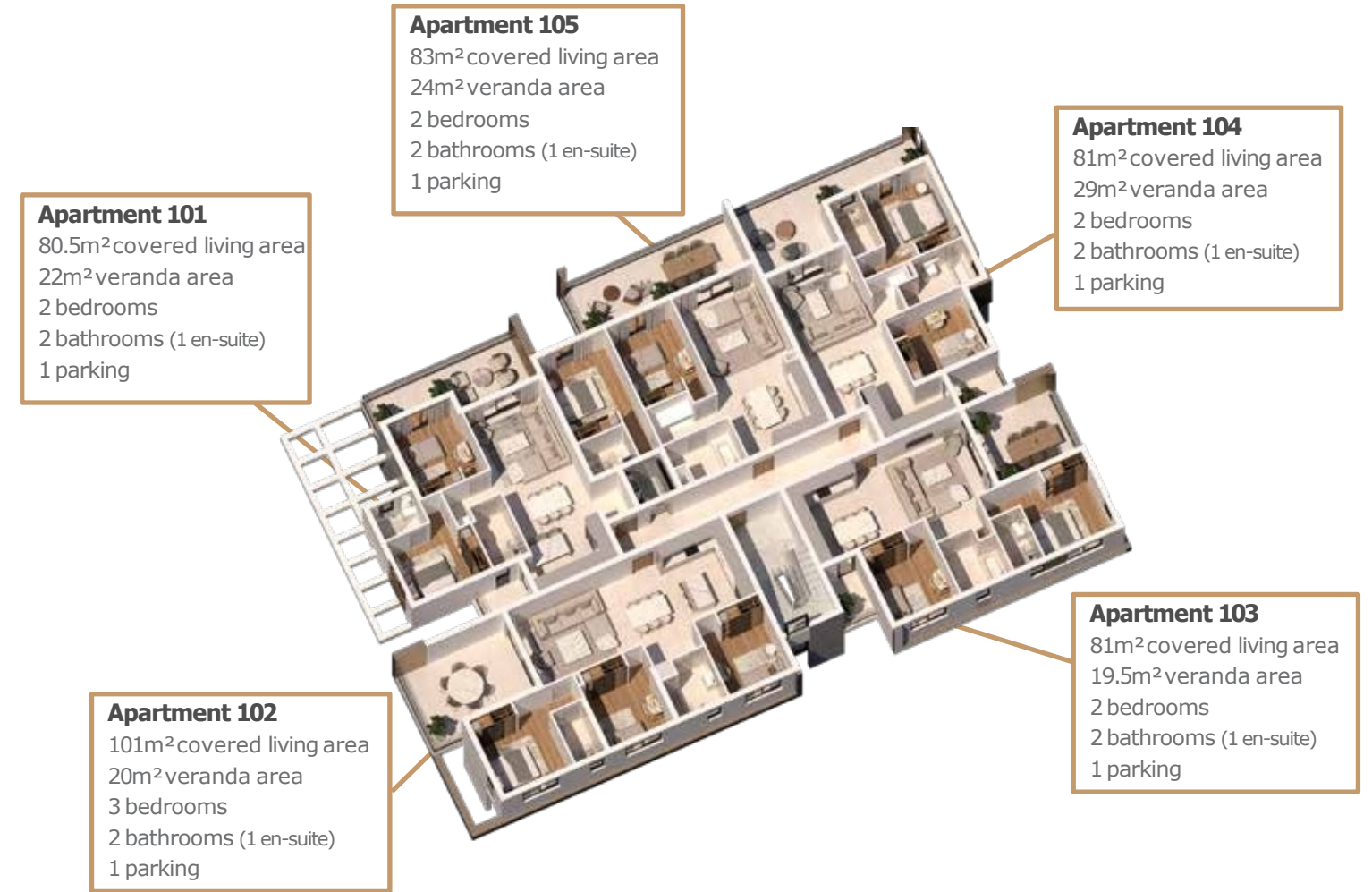
Roof garden 201

ROOF GARDEN

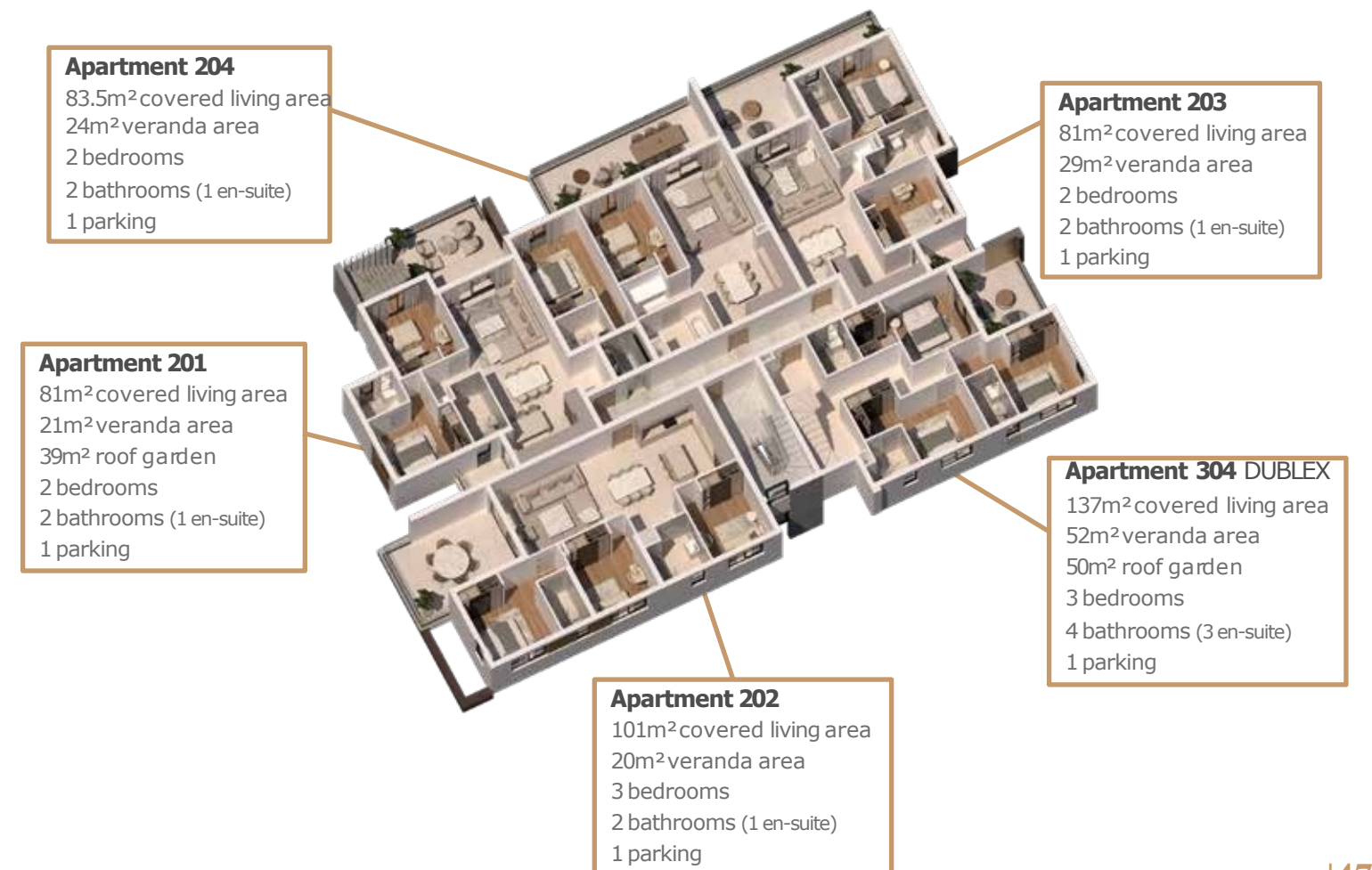


FLOOR PLANS - BLOCK E

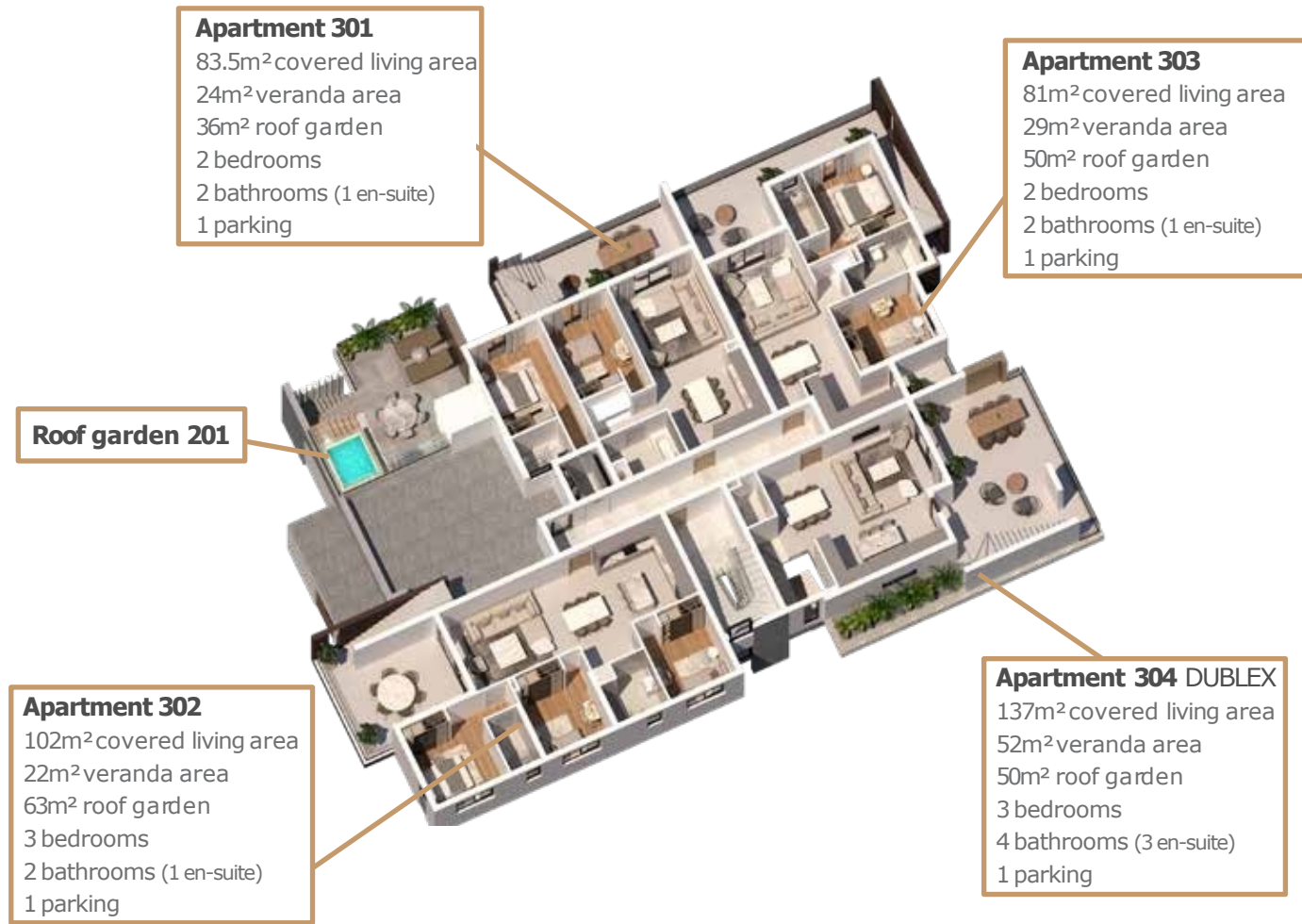
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF GARDEN

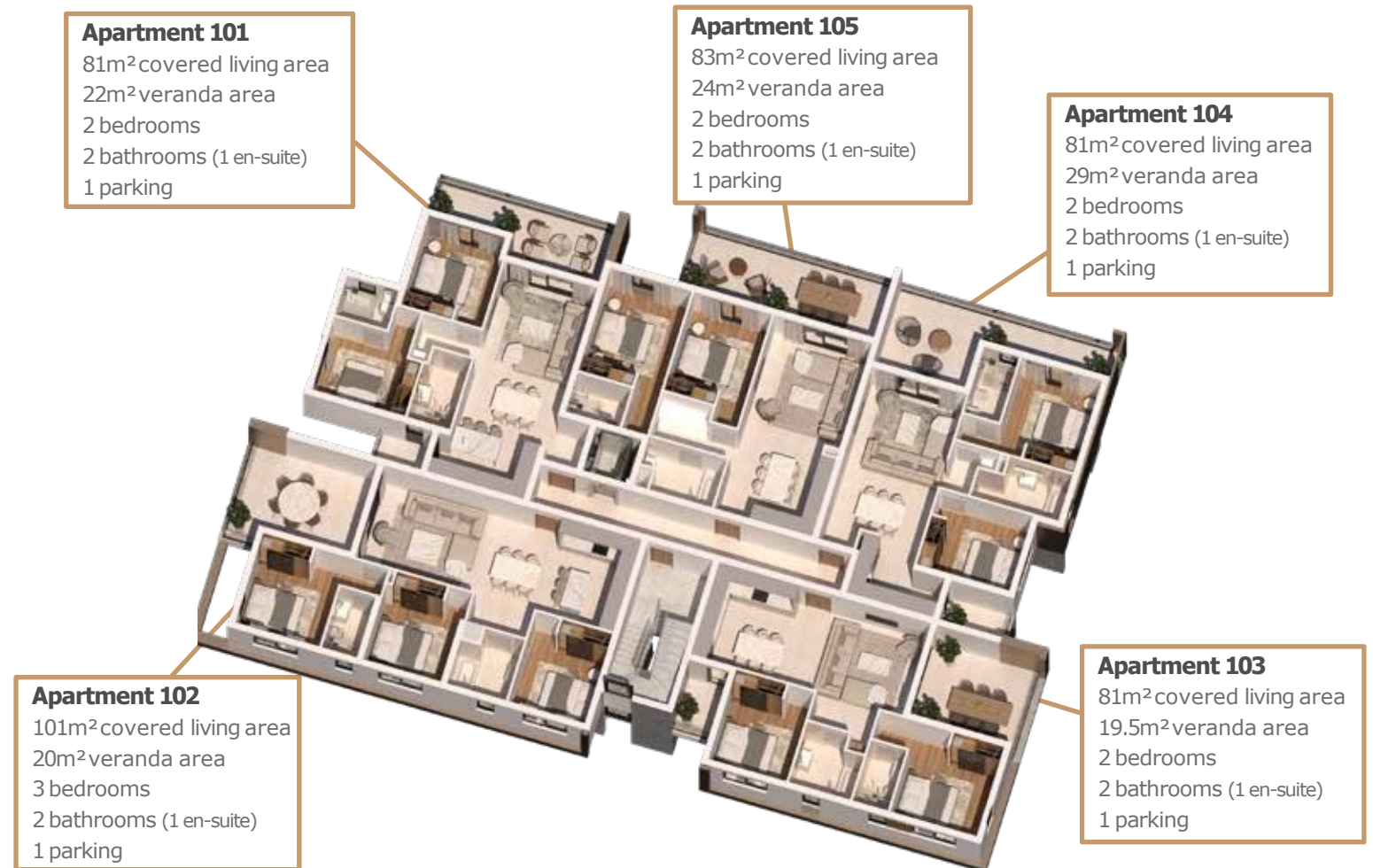


FLOOR PLANS - BLOCK F

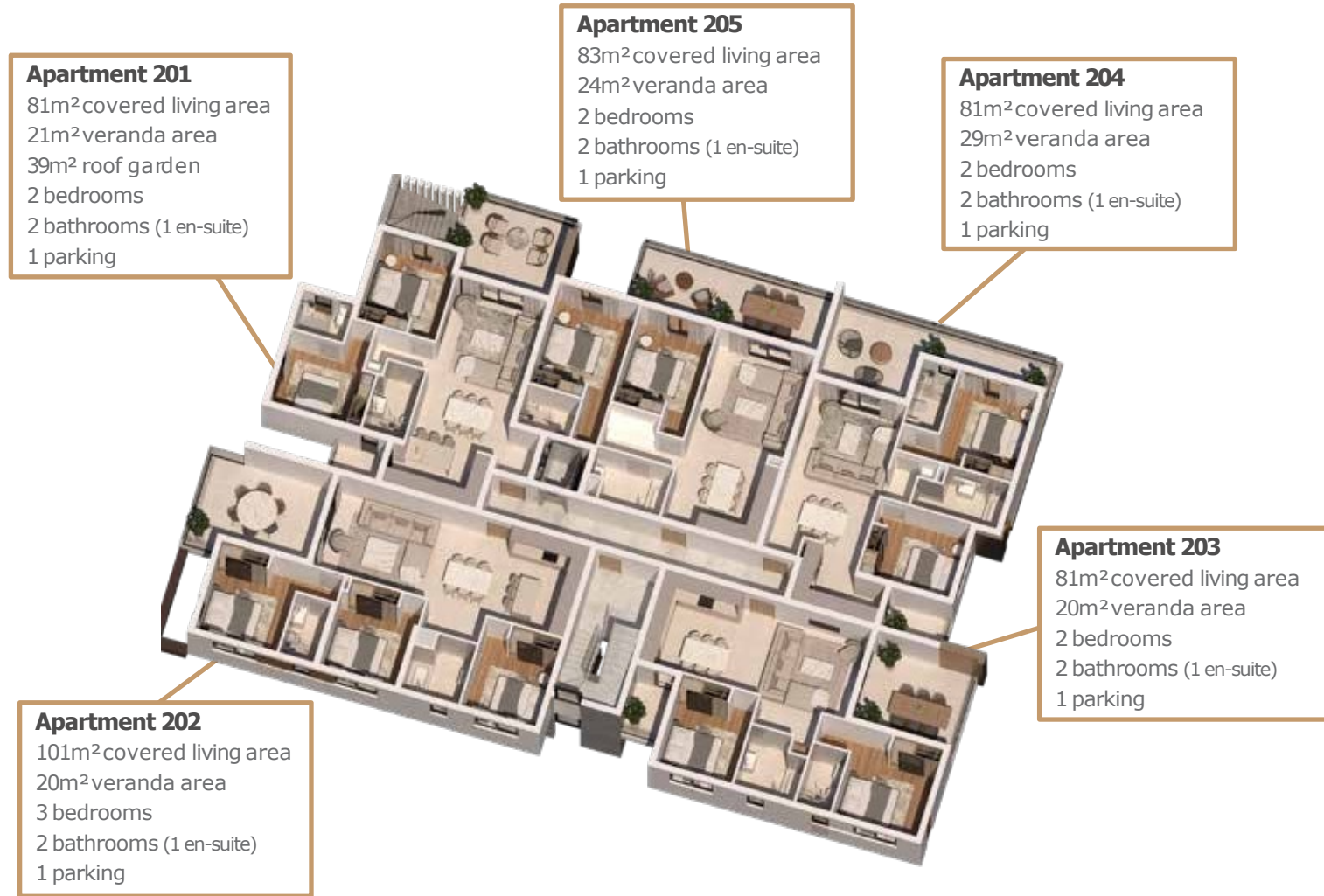
GROUND FLOOR



FIRST FLOOR



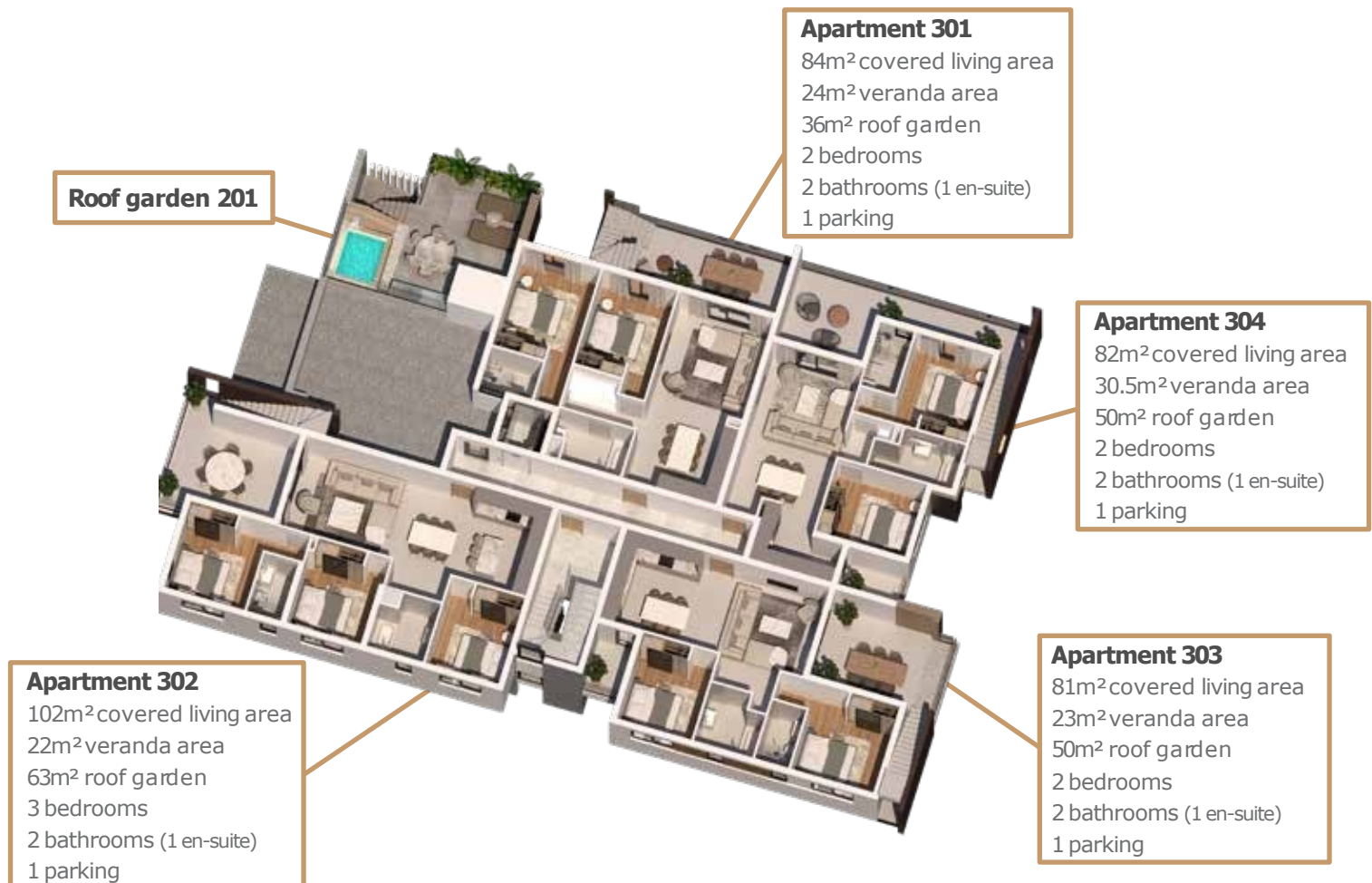
SECOND FLOOR



ROOF GARDEN

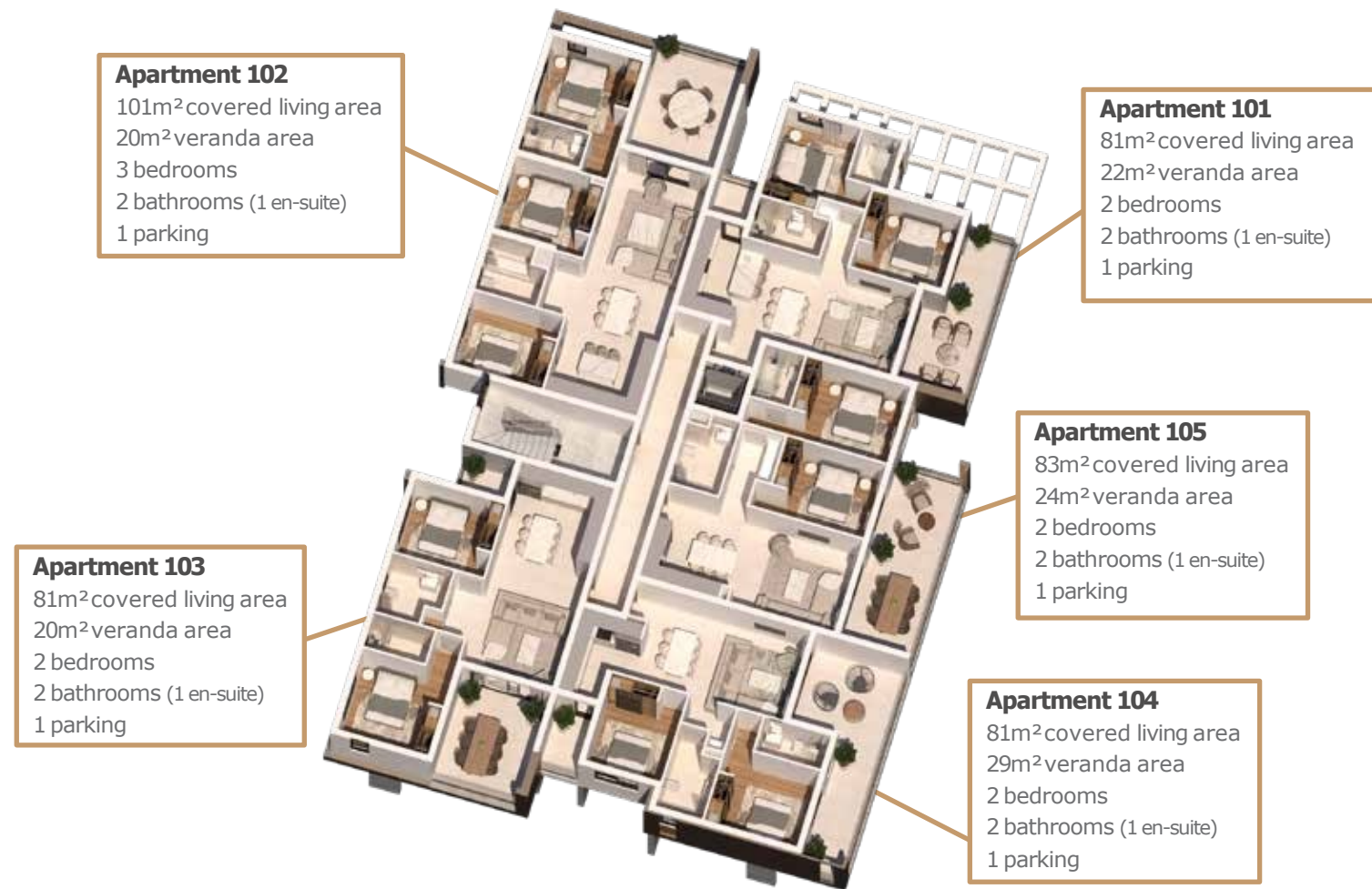


THIRD FLOOR



FLOOR PLANS - BLOCK G

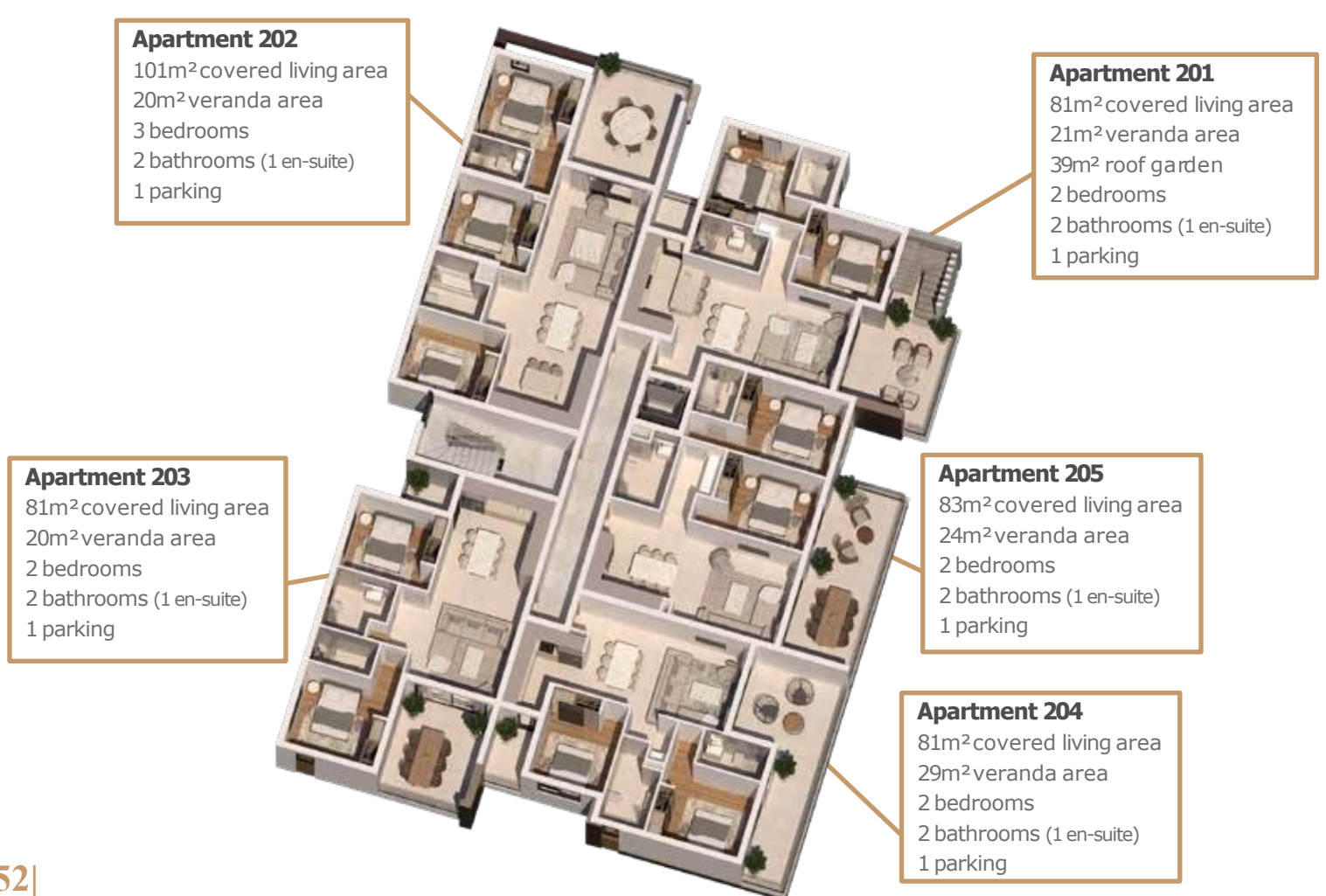
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



ROOF GARDEN







Service satisfaction throughout

We promise an ironclad guarantee of quality and rigorous standards.

Our aim is to create a unique residential haven, with seven buildings of dream apartments where owners will find comfort, security, and a lifestyle of modern luxury, through the highest specifications in construction, interiors, and state-of-the-art modern conveniences.

Each buyer has access to our experienced and attentive Sales Support Team throughout the entire process of purchase, construction, and completion of the project and can enjoy peace of mind, knowing that a dedicated team of professionals is on-hand.

