

|                        |                          |                 |                        |
|------------------------|--------------------------|-----------------|------------------------|
| <b>Код Объекта:</b>    | ar7794                   | <b>Тип:</b>     | Продажа - Apartment    |
| <b>Местоположение:</b> | Ларнака - Larnaca Center | <b>Площадь:</b> | 88 м <sup>2</sup>      |
| <b>Спальни:</b>        | 2                        | <b>Ванные:</b>  | 3                      |
| <b>Год постройки:</b>  | 2025                     | <b>Статус:</b>  | В стадии строительства |

**Особенности недвижимости:**

|                     |                     |                     |                     |
|---------------------|---------------------|---------------------|---------------------|
| 1st Floor Apartment | 2nd Floor Apartment | 3rd Floor Apartment | 4th Floor Apartment |
| Covered Parking     | Elevator            | Storage             |                     |

**Описание:**

## Larnaca properties

This is a boutique residential complex consisting of 5 whole-floor apartments located in the city center area just a few meters away from American Academy and 1 km from Finikoudes Beach. Each apartment offers 2 spacious bedrooms with ensuites and an open plan kitchen and living room along with a guest toilet offering a comfortable living for each resident with the utmost privacy. Each floor has 88 square meters of covered areas and 2 additional covered verandas of 25 square meters. The top floor apartment on the fifth floor offers an additional rooftop area on a surface of 60 square meters that is solely owned by apartment 501. The lovely residential neighbourhood is quiet and family orientated surrounded by large luxury houses and residential properties.

The project is very near to supermarkets, and private schools such as the American Academy and with immediate access to highways to Nicosia, Limassol, Paphos, and Ammochostos. The project has been fully designed and studied by our professional team of Architects, Engineers, and Interior Designers. The modern design makes excellent use of features like top-quality Italian ceramic finish, unique glass balconies, and clever layout of living areas designed to offer optional space, privacy, and views of the prestigious Finikoudes Beach. The project will have an energy efficiency of grade "A" since a photovoltaic system will be installed on the roof to produce renewable energy. The photovoltaic panels through "net metering" will make sure owners benefit from significant savings in electricity consumption.



