



LES DUNES  
GATED RESIDENCES  
LARNACA – CYPRUS



**LARNACA OFFICE**

Shop 9, Thermopylon | Larnaca | 6023  
+357 97 888 782 | +357 99 61 6660

**LEBANON OFFICE**

Naddaf Construction bldg, 1st floor | Ain Saadeh |  
+961 3 997 666 | +961 1 685 151

# LES DUNES

Les Dunes is a stylish residential development in the peaceful outskirts of Larnaca, in the area of Aradippou, just minutes from the city center. Thoughtfully designed to blend modern comfort with Mediterranean living, the project offers a range of well-appointed residences.

Les Dunes consists of four low-rise buildings arranged over two blocks, each with three levels. The development includes 30 one-bedroom apartments and 6 two-bedroom apartments, as well as spacious penthouses — all crafted to maximize comfort, functionality, and natural light.

Residents enjoy the privacy of a gated community with exclusive amenities, including a swimming pool, underground parking, and private storage — creating the perfect space to relax or stay active, all close to home.

Conveniently located just 14 minutes from Larnaca International Airport, and with easy access to the sea, schools, and city services, Les Dunes is ideal for personal living or rental investment.

With Cyprus offering strong local and international demand for quality housing, driven by its Mediterranean lifestyle and EU-based security, Les Dunes presents a unique opportunity to combine lifestyle, convenience, and long-term value in one of Larnaca's most promising neighborhoods.

*Aradippou, Larnaca - Cyprus*



# LOCATION



Aradippou, Larnaca  
Cyprus



9 min from The  
Metropolis Mall



10 min from the  
City Center



14 min from Larnaca Main  
Harbor



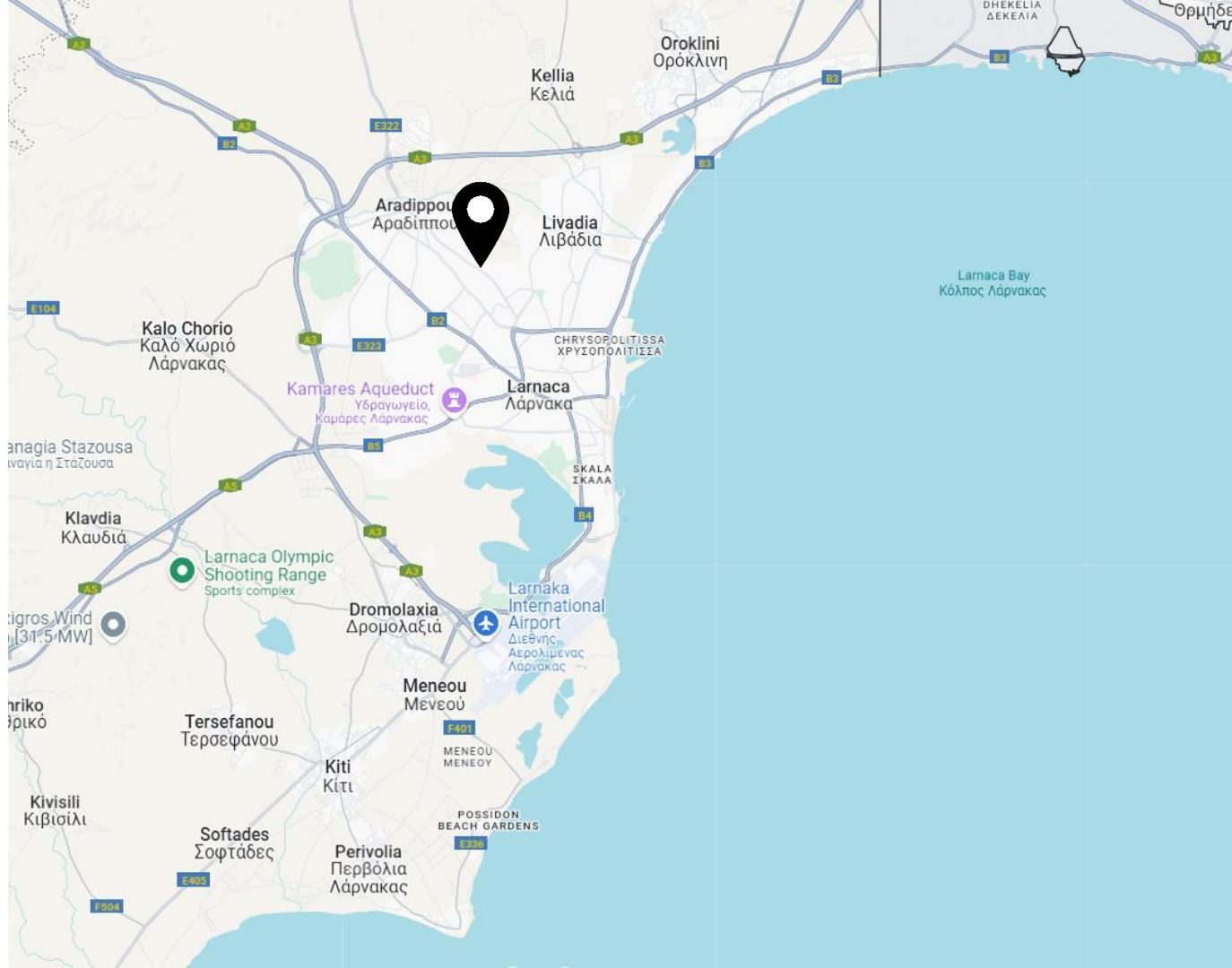
14 min the American  
University of Cyprus



10 min from  
the Land of Tomorrow



14 min from the  
Larnaca International  
Airport



# EXTERNAL PERSPECTIVES

Architectural Concept



# EXTERNAL PERSPECTIVES

Architectural Concept



# EXTERNAL PERSPECTIVES

Building Street View



# EXTERNAL PERSPECTIVES

Resort-style Shared Swimming Pool



# EXTERNAL PERSPECTIVES

Exclusive Use Rooftop Terraces



# EXTERNAL PERSPECTIVES

Ariel View



**INTERNAL PERSPECTIVES**  
1 Bedroom Apartments | Living Area



# INTERNAL PERSPECTIVES

1 Bedroom Apartments | Kitchen & Dining



# INTERNAL PERSPECTIVES

1 Bedroom Apartments | Bedroom & Bathroom



**INTERNAL PERSPECTIVES**  
2 Bedroom Apartments | Living Area



# INTERNAL PERSPECTIVES

2 Bedroom Apartments | Kitchen & Dining



**INTERNAL PERSPECTIVES**  
2 Bedroom Apartments | Bedroom & Bathroom



# RATE CARD



LES DUNES

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
GF   Block A	<b><u>FLAT A - 01</u></b>	54.5	1	1	16	6.2	41.9	50.5			163	€ 225,000
	<b><u>FLAT A - 02</u></b>	52.5	1	1	15			23			91	€ 170,000
	<b><u>FLAT A - 03</u></b>	87.5	2	2	19		30.6	41.2			178	€ 250,000
GF   Block B	<b><u>FLAT B - 01</u></b>	54.5	1	1	16	6.4	21.3	32.1			124	€ 215,000
	<b><u>FLAT B - 02</u></b>	52.5	1	1	15			20.6			88	€ 170,000
	<b><u>FLAT B - 03</u></b>	87.5	2	2	19		30.4	40.9			178	€ 250,000



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Prices are valid until December 31, 2025, and may be subject to an increase afterward.

# RATE CARD



	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
1st Floor   Block A	<b><u>FLAT A - 101</u></b>	55	1	1	16.5	8.7	14		3		86	€ 165,000
	<b><u>FLAT A - 102</u></b>	52	1	1	15.5				3.2		67	€ 150,000
	<b><u>FLAT A - 103</u></b>	54	1	1	16	8.3			5.4		70	<b>SOLD</b>
	<b><u>FLAT A - 104</u></b>	54.5	1	1	16						71	€ 150,000
	<b><u>FLAT A - 105</u></b>	52.5	1	1	14.5						67	€ 150,000
	<b><u>FLAT A - 106</u></b>	85	2	2	19			14				118



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# RATE CARD

  
LES DUNES

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
1st Floor   Block B	<b><u>FLAT B - 101</u></b>	55	1	1	16.5	8.5	14		2.9		86	€ 165,000
	<b><u>FLAT B - 102</u></b>	52	1	1	16				3.2		67	€ 150,000
	<b><u>FLAT B - 103</u></b>	54	1	1	16	8			5.4		70	<b>SOLD</b>
	<b><u>FLAT B - 104</u></b>	54.5	1	1	16						71	€ 150,000
	<b><u>FLAT B - 105</u></b>	52.5	1	1	14.5						67	€ 150,000
	<b><u>FLAT B - 106</u></b>	85	2	2	19			14				118



Click to go to slide

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# RATE CARD

  
LES DUNES

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
2nd Floor   Block A	<b><u>FLAT A - 201</u></b>	55	1	1	15.5						71	€ 155,000
	<b><u>FLAT A - 202</u></b>	52	1	1	15.5				3.25		68	€ 155,000
	<b><u>FLAT A - 203</u></b>	54	1	1	16						70	€ 155,000
	<b><u>FLAT A - 204</u></b>	54.5	1	1	16						71	€ 155,000
	<b><u>FLAT A - 205</u></b>	52.5	1	1	14.5						67	€ 155,000
	<b><u>FLAT A - 206</u></b>	85	2	3	19						89	193



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Prices are valid until December 31, 2025, and may be subject to an increase afterward.

# RATE CARD

  
LES DUNES

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
2nd Floor   Block B	<b><u>FLAT B - 201</u></b>	55	1	1	15.5						71	€ 155,000
	<b><u>FLAT B - 202</u></b>	52	1	1	15.5				3.25		68	€ 155,000
	<b><u>FLAT B - 203</u></b>	54	1	1	16						70	€ 155,000
	<b><u>FLAT B - 204</u></b>	54.5	1	1	16						71	€ 155,000
	<b><u>FLAT B - 205</u></b>	52.5	1	1	14.5						67	€ 155,000
	<b><u>FLAT B - 206</u></b>	85	2	3	19						89	193



Click to go to slide

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# RATE CARD

  
LES DUNES

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
3rd Floor   Block A	<b><u>FLAT A - 301</u></b>	56	1	2	14	4			5	34.5	105	<b>SOLD</b>
	<b><u>FLAT A - 302</u></b>	52	1	1	15.5				3.25		68	<b>€ 160,000</b>
	<b><u>FLAT A - 303</u></b>	54	1	2	14	4.3			5	56	129	<b>€ 225,000</b>
3rd Floor   Block B	<b><u>FLAT B - 301</u></b>	55	1	2	12	5			5	35.5	103	<b>€ 215,000</b>
	<b><u>FLAT B - 302</u></b>	52	1	1	16		3.2		3.25		71	<b>€ 160,000</b>
	<b><u>FLAT B - 303</u></b>	54	1	2	13.5	4.7	3.5		5	55.5	128	<b>€ 225,000</b>



Click to go to slide

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# BUILDING AMENITIES

## UNDER GROUND

UNDERGROUND PRIVATE PARKING  
STORAGE SPACES



*The construction drawing areas might subject to changes after the issuance of the As-Built documents*

# BUILDING AMENITIES

## GROUND FLOOR

- OUTDOOR DESIGNATED PARKING
- SHARED SWIMMING POOL



*The construction drawing areas might subject to changes after the issuance of the As-Built documents*

# GROUND FLOOR





# FLAT A - 01

## BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 114.60 SQM



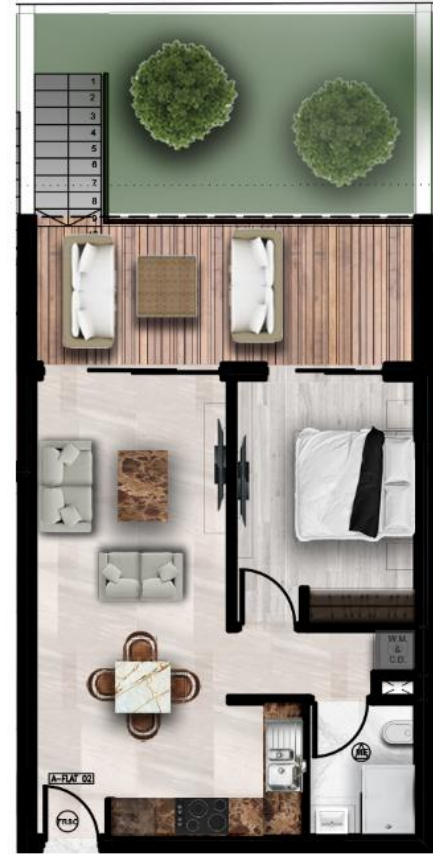


# FLAT A - 02

## BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 38.00 SQM



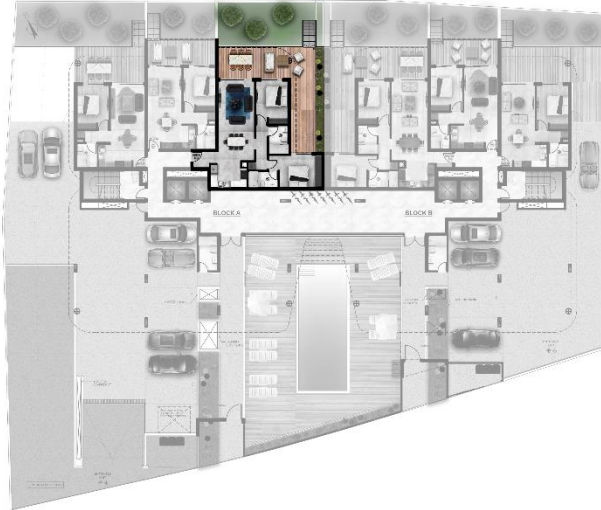


# FLAT A - 03

## BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 87.50 SQM

TOTAL EXTERIOR SURFACE : 90.80 SQM





# FLAT B - 01

## BLOCK B | GROUND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 75.80 SQM



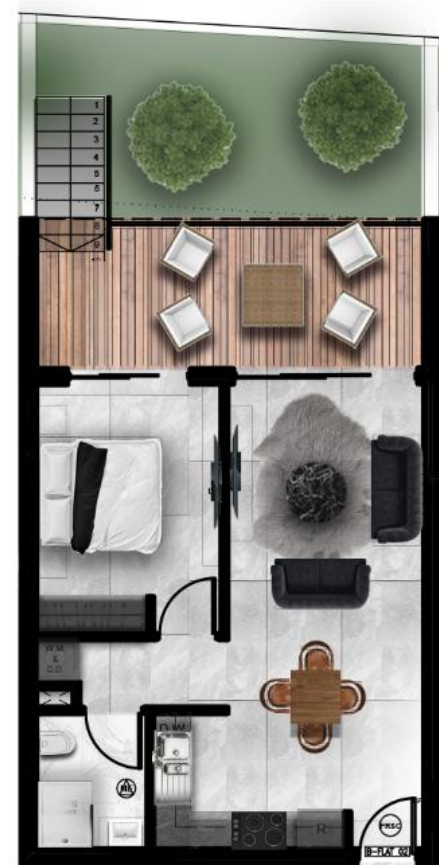


# FLAT B - 02

## BLOCK B | GROUND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 35.60 SQM





# FLAT B - 03

## BLOCK B | GROUND FLOOR

TOTAL INTERIOR SURFACE : 87.50 SQM

TOTAL EXTERIOR SURFACE : 90.30 SQM



# FIRST FLOOR



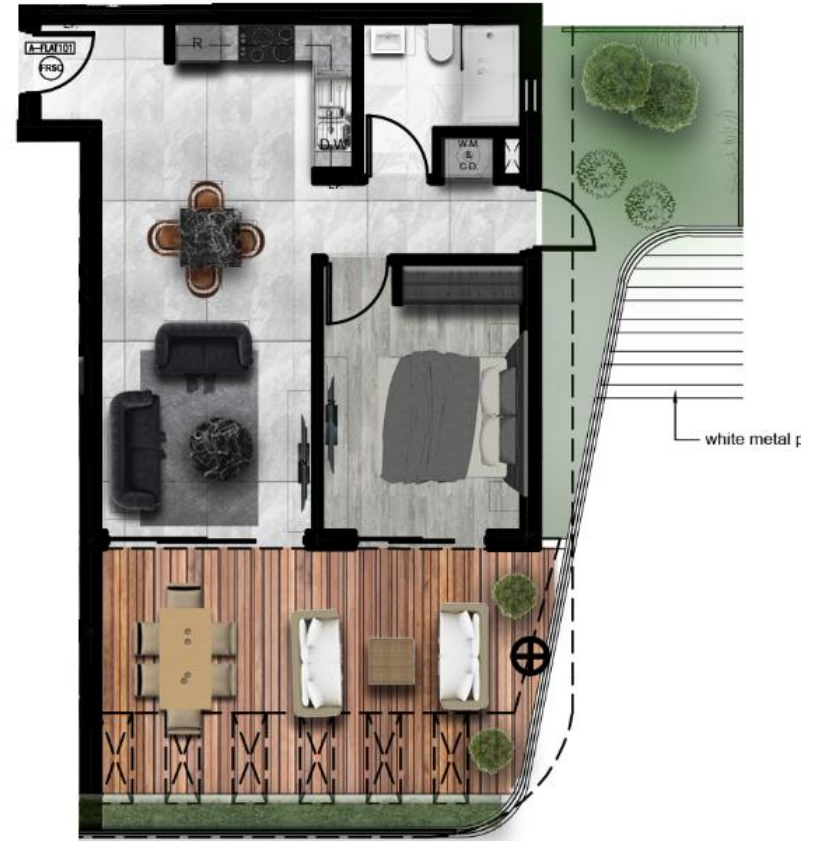


# FLAT A -101

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 39.20 SQM





# FLAT A - 102

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT A - 103

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 24.30 SQM





# FLAT A - 104

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT A - 105

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT A - 106

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 33.00 SQM





# FLAT B - 101

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 39.00 SQM





# FLAT B - 102

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM



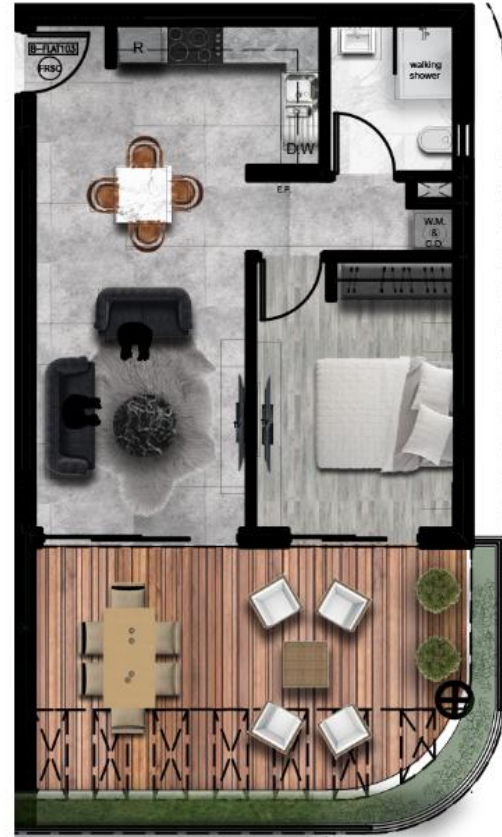


# FLAT B - 103

**BLOCK B | FIRST FLOOR**

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 24.00 SQM





# FLAT B - 104

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 105

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT B - 106

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 33.00 SQM



# SECOND FLOOR



SECOND FLOOR PLAN

BLOCK A

BLOCK B

SECOND FLOOR PLAN



# FLAT A - 201

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT A - 202

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM



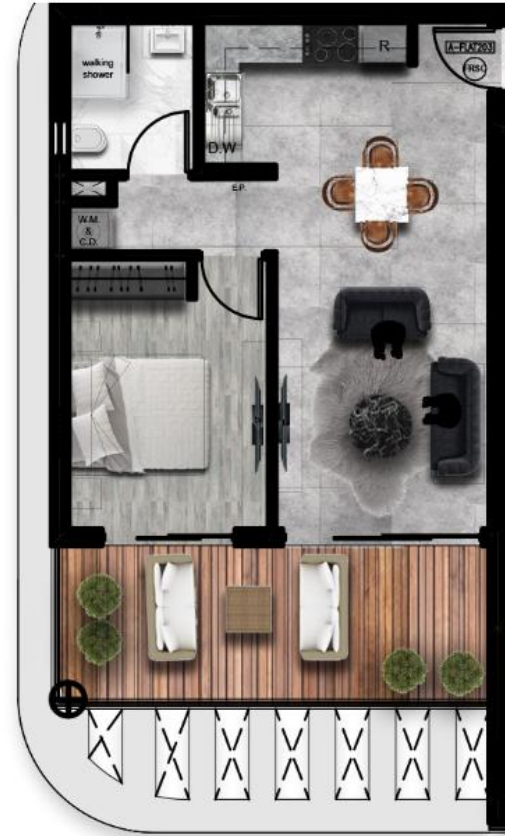


# FLAT A - 203

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT A - 204

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT A - 205

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT A - 206

**BLOCK A | SECOND FLOOR**

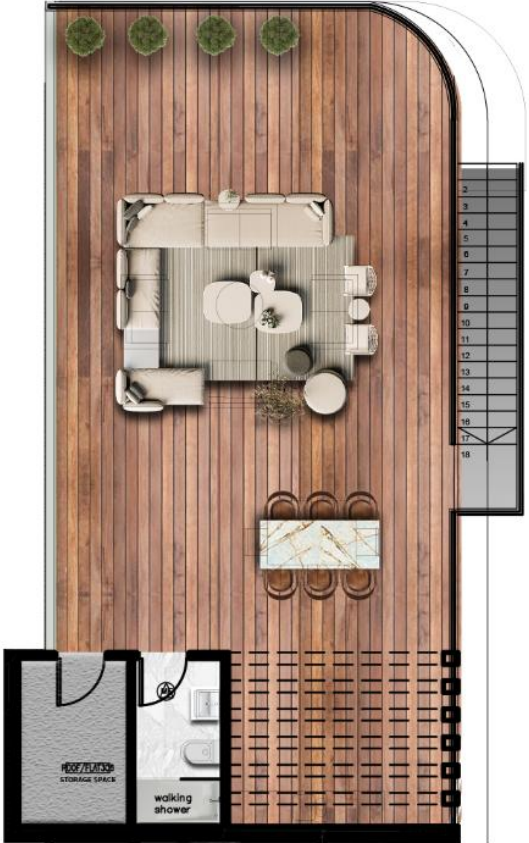
TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 108.00 SQM





# BLOCK A | THIRD FLOOR



The construction drawing areas might subject to changes after the issuance of the As-Built documents



# FLAT B - 201

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT B - 202

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT B - 203

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 204

**BLOCK B | SECOND FLOOR**

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 205

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT B - 206

**BLOCK B | SECOND FLOOR**

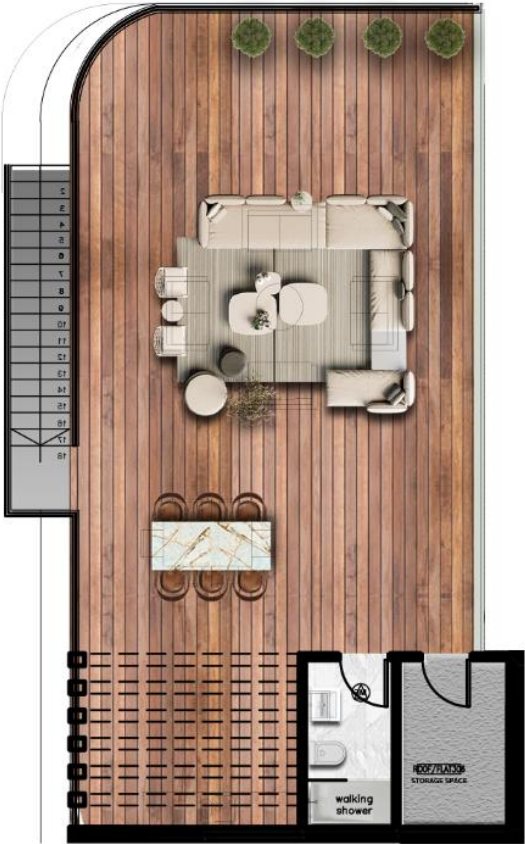
TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 108.00 SQM



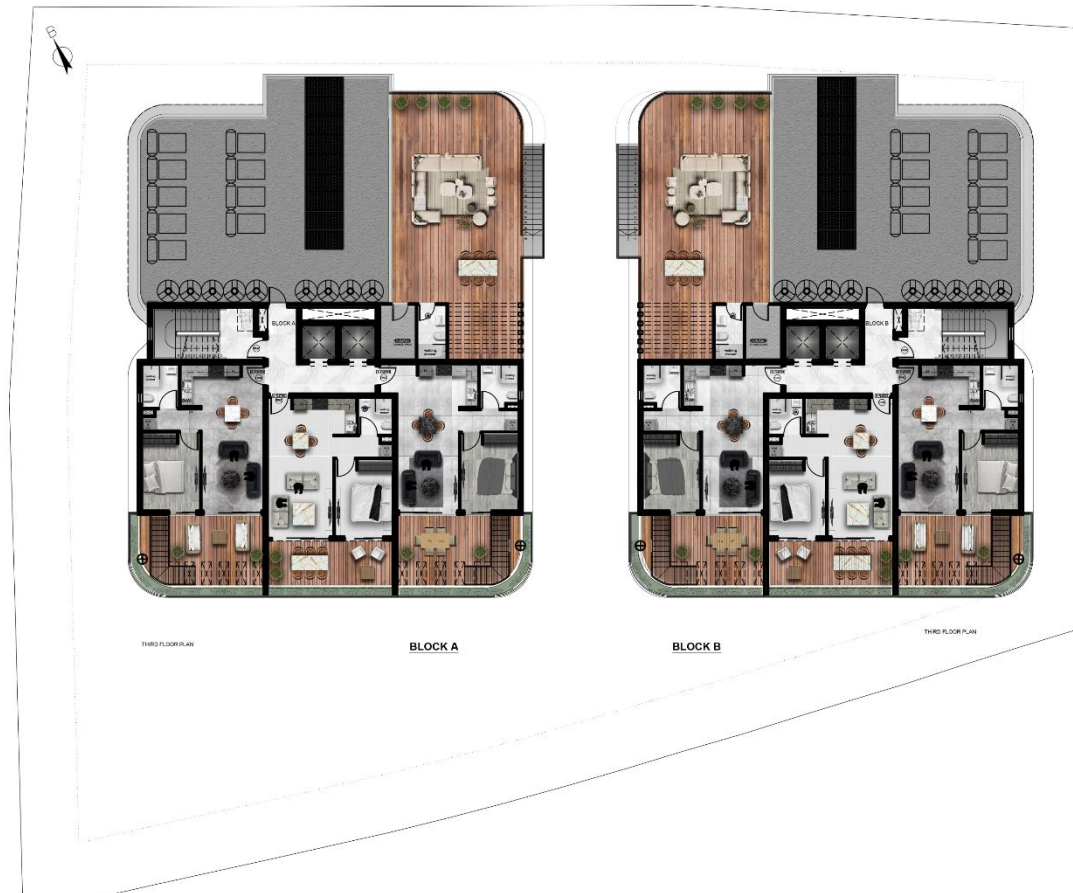


# BLOCK B | THIRD FLOOR



The construction drawing areas might subject to changes after the issuance of the As-Built documents

# THIRD FLOOR



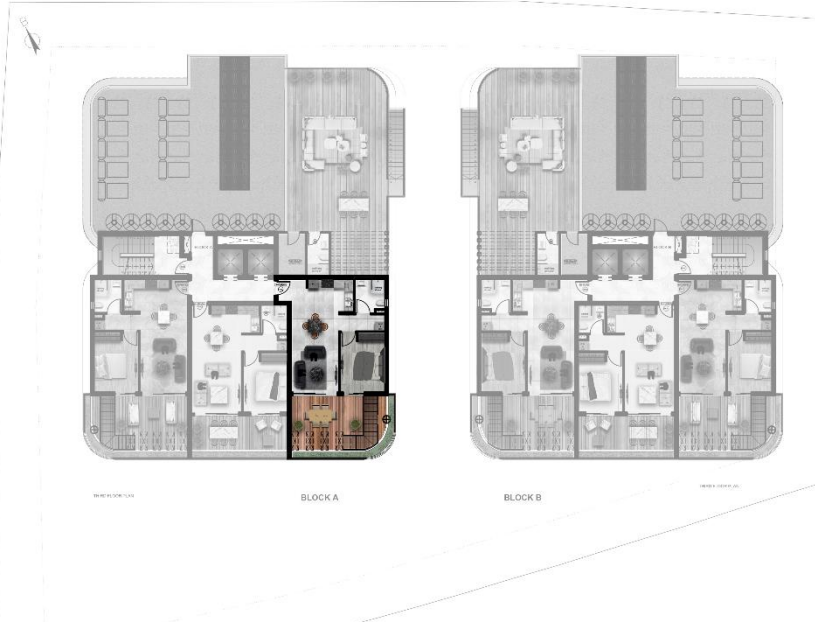


# FLAT A - 301

## BLOCK A | THRID FLOOR

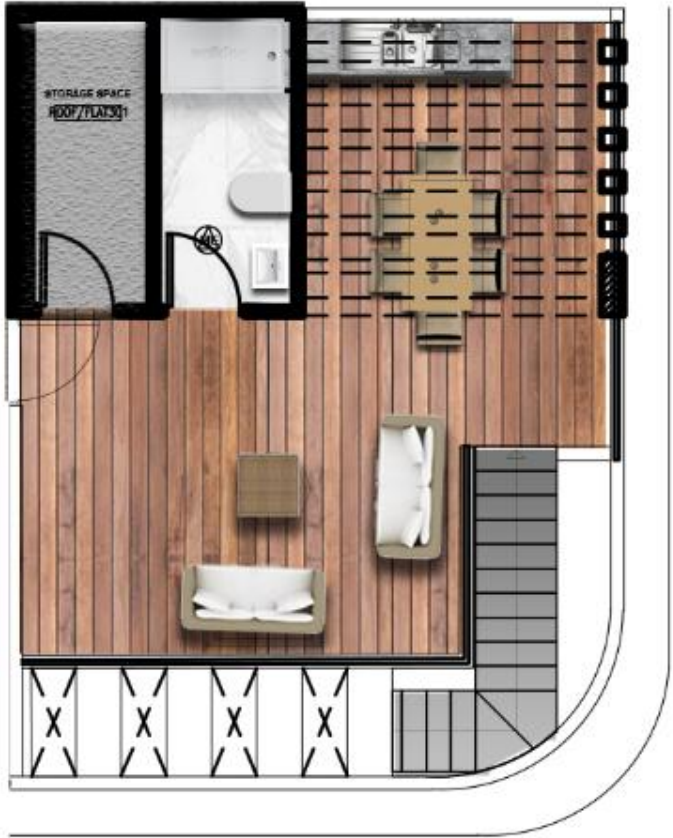
TOTAL INTERIOR SURFACE : 56.00 SQM

TOTAL EXTERIOR SURFACE : 52.50 SQM





# BLOCK A | FOURTH FLOOR



The construction drawing areas might subject to changes after the issuance of the As-Built documents



# FLAT A - 302

**BLOCK A | THRID FLOOR**

TOTAL INTERIOR SURFACE : 52 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT A - 303

## BLOCK A | THRID FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 74.30 SQM





## BLOCK A | FOURTH FLOOR



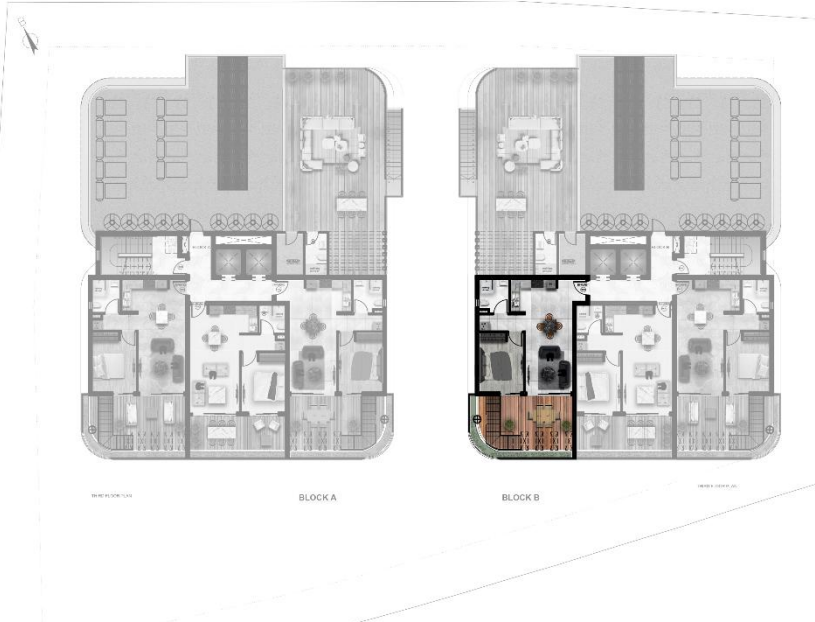


# FLAT B - 301

## BLOCK B | THRID FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 52.50 SQM





# BLOCK B | FOURTH FLOOR



The construction drawing areas might subject to changes after the issuance of the As-Built documents

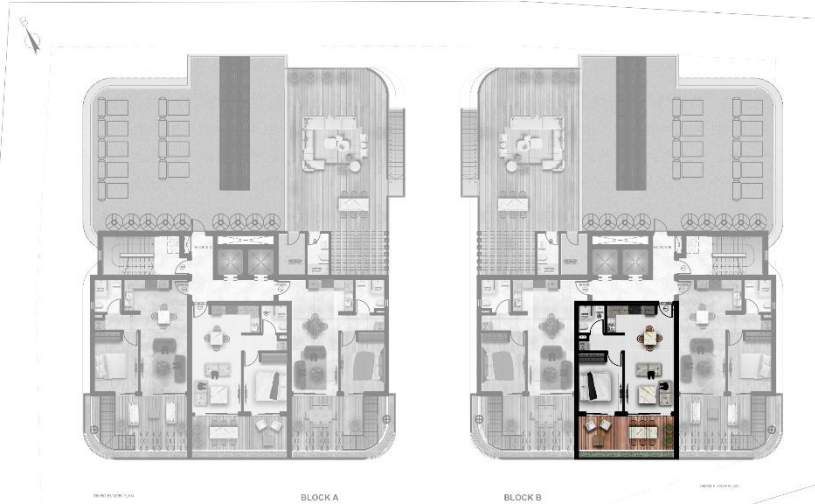


# FLAT B - 302

**BLOCK B | THRID FLOOR**

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 19.20 SQM



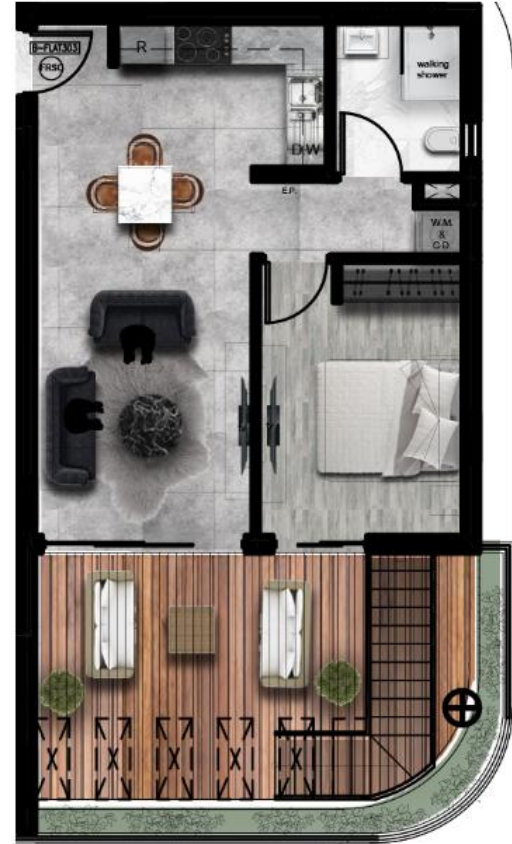
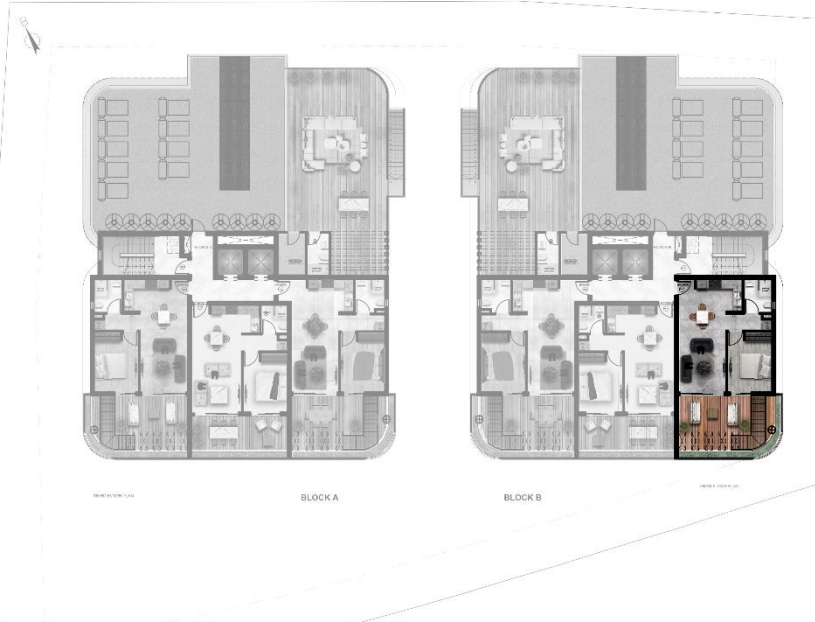


# FLAT B - 303

**BLOCK B | THRID FLOOR**

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 77.20 SQM





## BLOCK B | FOURTH FLOOR



# FOURTH FLOOR



# EXTERNAL PERSPECTIVES

Architectural Concept



# COMMERCIAL SPECIFICATION

## GENERAL BUILDING

- The building has a modern and contemporary architectural character with an elegant outlook that stands out.
- Rich landscape detailing that leads to an aesthetic building entrance.
- Building entrance with the design elements of Gypsum board interior, and indirect lighting details for completing the perfect transition from the outside to the interior of the building.
- Weather insulated entrance door
- Facades and landscape lighting design.
- Reinforced concrete, designed as per the seismic specifications.
- Plaster and paint to exposed walls and ceilings (Damp insulation).
- Parking stamp concrete or equivalent.
- One Parking for every apartment
- 1 Storage room for every apartment
- The provision of electric vehicle (EV) charging points in parking areas.
- Entrance doors are hollow core, MDF, with wood veneer finish as per Fire Department regulations.
- External double-glazed glass and aluminum sliding doors and windows, improving both thermal and sound insulation.

## ELECTRO/MECHANICAL

- Silenced lift to minimize noise pollution.
- Electrical barriers for the parking entrance with remote control. Solar panels for heating water.
- Individual electric hot water storage tanks.
- External, waterproof, power socket on all terraces.
- A/C provision in all rooms.
- Switches and sockets by Legrand or equal.
- TV and telephone outlets.
- Video interphone.

## **BEDROOMS**

- Internal doors are hollow core, European Laminated boards
- European Ceramic flooring (120 cm x 60cm) in bedrooms, and Living room or equivalent.
- Floor to ceiling wardrobes, made of high-quality European Laminated boards

## **KITCHEN**

- Uniquely designed layouts.
- European Ceramic flooring and skirting (60cm x 60cm) or equivalent
- Kitchen cupboards of high-quality laminated panels (Soft close)
- Stainless steel sink or equivalent.

## **BATHROOMS**

- European Ceramic tiles.
- Sanitary fixtures and mixers provided by a high-quality European brand.
- Vanity installation.

BUILT ON DECADES OF EXPERTISE

