

# OCEAN VIEW Residence

A new luxury project in Livadia, Larnaca





# The most desirable location in Larnaca, just a touch away from the sea.

Located in the heart of the “Land of Tomorrow”

- 5 minutes from the beach
- 10 minutes from Finikoudes Beach and Larnaca City Center
- 12 minutes from Metropolis Mall
- 20 minutes from Cyprus International Airport
- 30 minutes from Ayia Napa and Nissi Beach
- 5 minutes from schools, restaurants, supermarkets, cafes, and retail shops
- 5 minutes from AUCY University





# Luxury Residential Complex

2  
Buildings

4  
floors

24  
Apartments

2  
Penthouses

14 1BR  
Apartments

7 2BR  
Apartments

1 Garden  
Apartment





# Ground Floor Facilities

## Fitness & Wellness Center

- Fully equipped gym
- Sauna
- Juice & Health Bar
- Separate shower and toilet
- Individual lockers
- Outdoor functional training area

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## Kids Playground



- Dedicated children's area on the ground floor
- Includes a swimming pool and playground equipment
- Seating area for parents for easy supervision

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# Rooftop Facilities – Luxury Heated Pool with Sea View



- Luxurious heated swimming pool – privacy and elegance just an elevator ride away
- Pool bar – refreshing summer drinks and a vacation atmosphere all year round
- Convenience shop – light snacks and treats
- Lounge and sunbathing areas – spacious sunbeds and elegant design
- Luxury boutique resort feeling – without leaving the building

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## Open living space with a luxurious design



- A designed space combining functionality and modern style
- 120x60 porcelain tiles made in Spain
- Meticulously crafted Italian kitchen – a perfect blend of aesthetics and practicality with advanced storage solutions
- Large patio doors bringing in plenty of natural light
- Maximum insulation using double-glazed glass

## OCEAN VIEW Residence







## The place where luxury and comfort meet

- Floor to ceiling 120x60 porcelain tiles in bathrooms
- Shower doors made in Spain with tempered glass and premium aluminum profiles
- Spanish-made shower trays with advanced finish, scratch-resistant, and anti-slip safety system
- Italian suspended toilets with a clean, modern architectural design and concealed mechanism for a minimalist look
- Concealed German-made flushing system with high reliability and advanced technology
- Spanish-made sinks and bathroom countertops with high-quality finish and modern style, giving the bathroom a luxurious appearance
- Floors to ceiling wardrobe cabinets for a clean and elegant design
- High-quality blackout curtains for a pleasant and quiet living experience





# Technical Specifications

- ☐ Italian kitchens with soft close
- ☐ Granite worktops
- ☐ Spanish 120x60 porcelain tiles in living room, bathroom, kitchen, and hallway.
- ☐ Spanish 120x23 porcelain tiles in bedrooms, verandas, and roof garden.
- ☐ Italian sanitary ware and mixers
- ☐ Spanish shower cubicles with granite shower trays
- ☐ Floor to ceiling 120x60 porcelain tiles in bathrooms
- ☐ Lower ceiling with spot lights in all bathrooms
- ☐ Full AC installation.
- ☐ Floor to ceiling wardrobes
- ☐ Double glazed aluminium windows
- ☐ Luxurious lobbies with video intercom in each apartment
- ☐ Electric gate at parking entrances
- ☐ Kone elevators
- ☐ Motion sensor lighting in staircases and parking area.
- ☐ Covered parking



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# Payment Terms



**Delivery: July 2027**

- €5,000 upon signing the Reservation agreement for a 1BR apartment
- €7,500 upon signing the Reservation agreement for a 2BR apartment
- 10% upon signing the Sales Agreement (minus the Reservation fee)
- 40% upon completion of the foundation and columns on the ground floor
- 10% upon completion of the framework of the first two floors
- 10% upon completion of the framework of the last two floors, including the roof
- 20% upon completion of interior walls, plastering, and tiling
- 5% upon completion of installation of aluminum, kitchens, and carpentry
- 5% upon delivery of the apartment

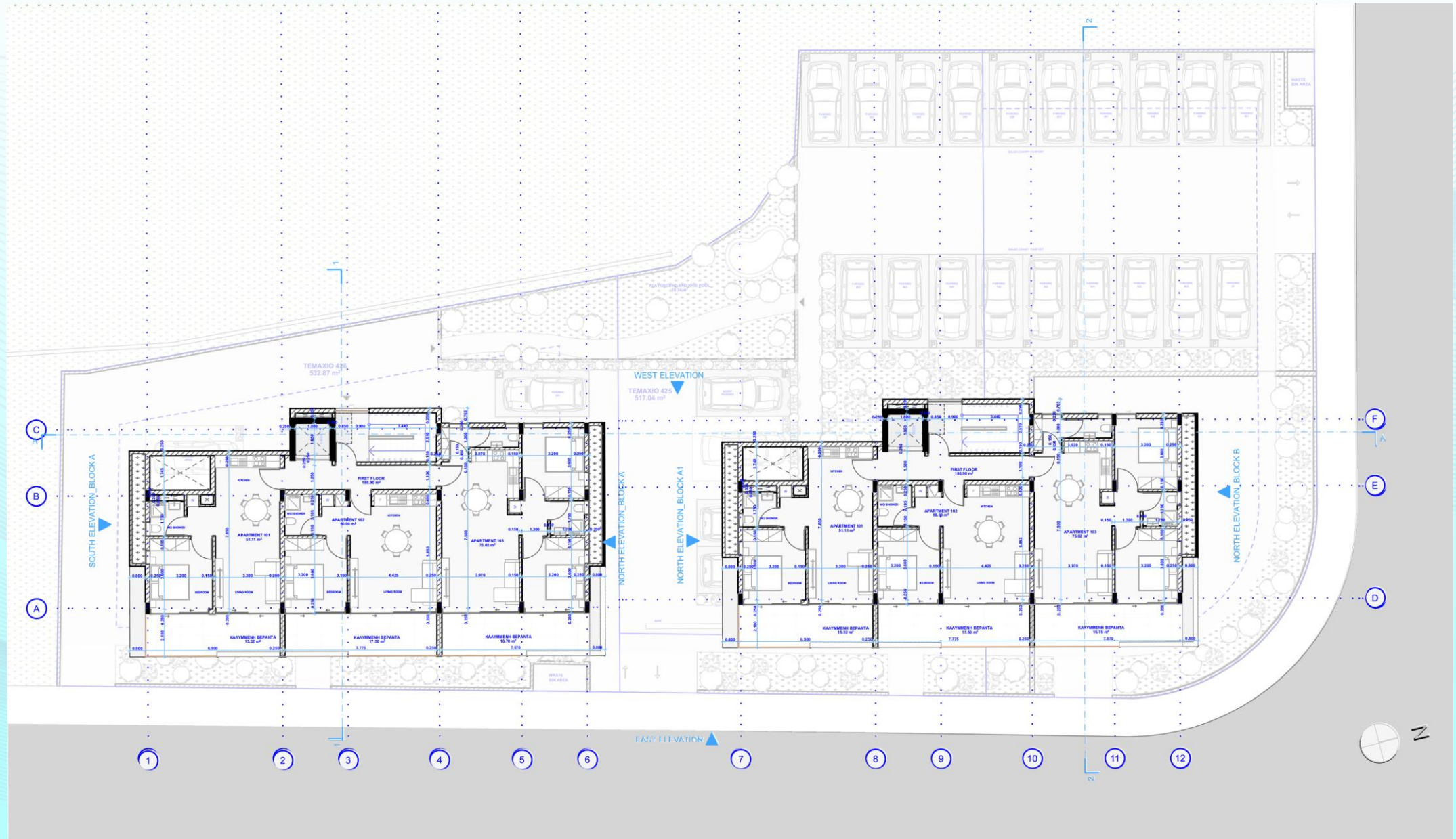


# Plans for ground floor





# Plans for Block A+B floors 1-3

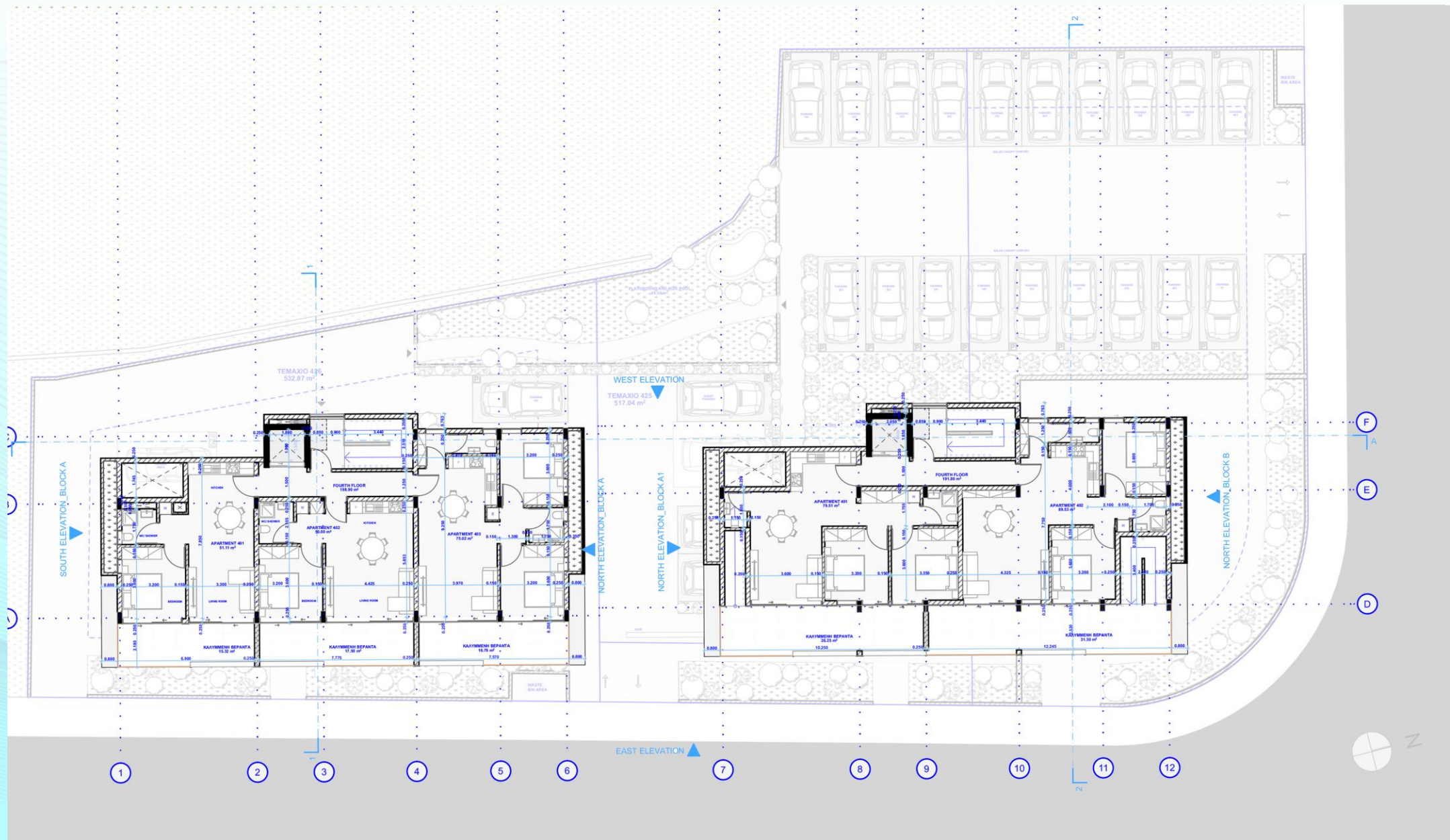




# Plans for Block A+B floor 4

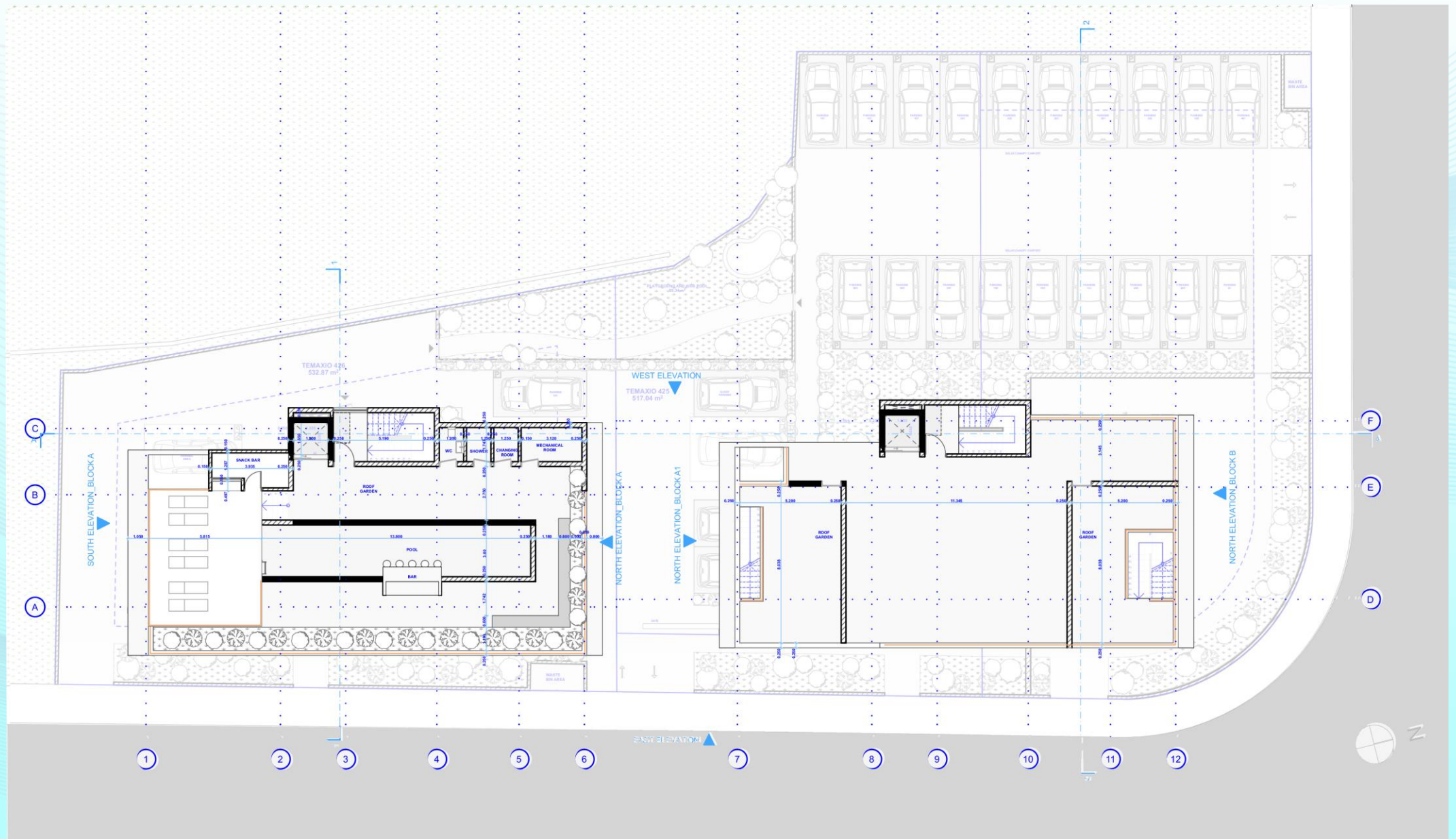
This architectural floor plan illustrates the layout for the fourth floor of Block A+B. The plan is divided into two main sections: Block A (left) and Block B (right), separated by a central corridor and parking area. Block A contains four apartments (401, 402, 403, 404) and a common area labeled 'KAYIMSHI DEPANTA'. Block B contains two apartments (405, 406) and a common area labeled 'KAYIMSHI DEPANTA'. The plan includes detailed room layouts, dimensions, and elevations. Key features include:

- Block A (Left):** Labeled 'FOURTH FLOOR 108.80 m²'. It contains four apartments (401, 402, 403, 404) and a common area labeled 'KAYIMSHI DEPANTA'. The plan shows room layouts, dimensions, and elevations. The south elevation is labeled 'SOUTH ELEVATION BLOCK A' and the north elevation is labeled 'NORTH ELEVATION BLOCK A1'.
- Block B (Right):** Labeled 'FOURTH FLOOR 101.80 m²'. It contains two apartments (405, 406) and a common area labeled 'KAYIMSHI DEPANTA'. The plan shows room layouts, dimensions, and elevations. The north elevation is labeled 'NORTH ELEVATION BLOCK B'.
- Central Area:** A parking area with several car symbols and a 'WASTE BIN AREA'.
- Dimensions and Elevations:** The plan includes numerous dimensions and elevations, such as 'TEMAXIO 425 517.04 m²' and 'TEMAXIO 426 532.07 m²'.
- Grid System:** The plan is organized by a grid system with numbers 1 through 12 along the bottom and letters A through F along the right side.



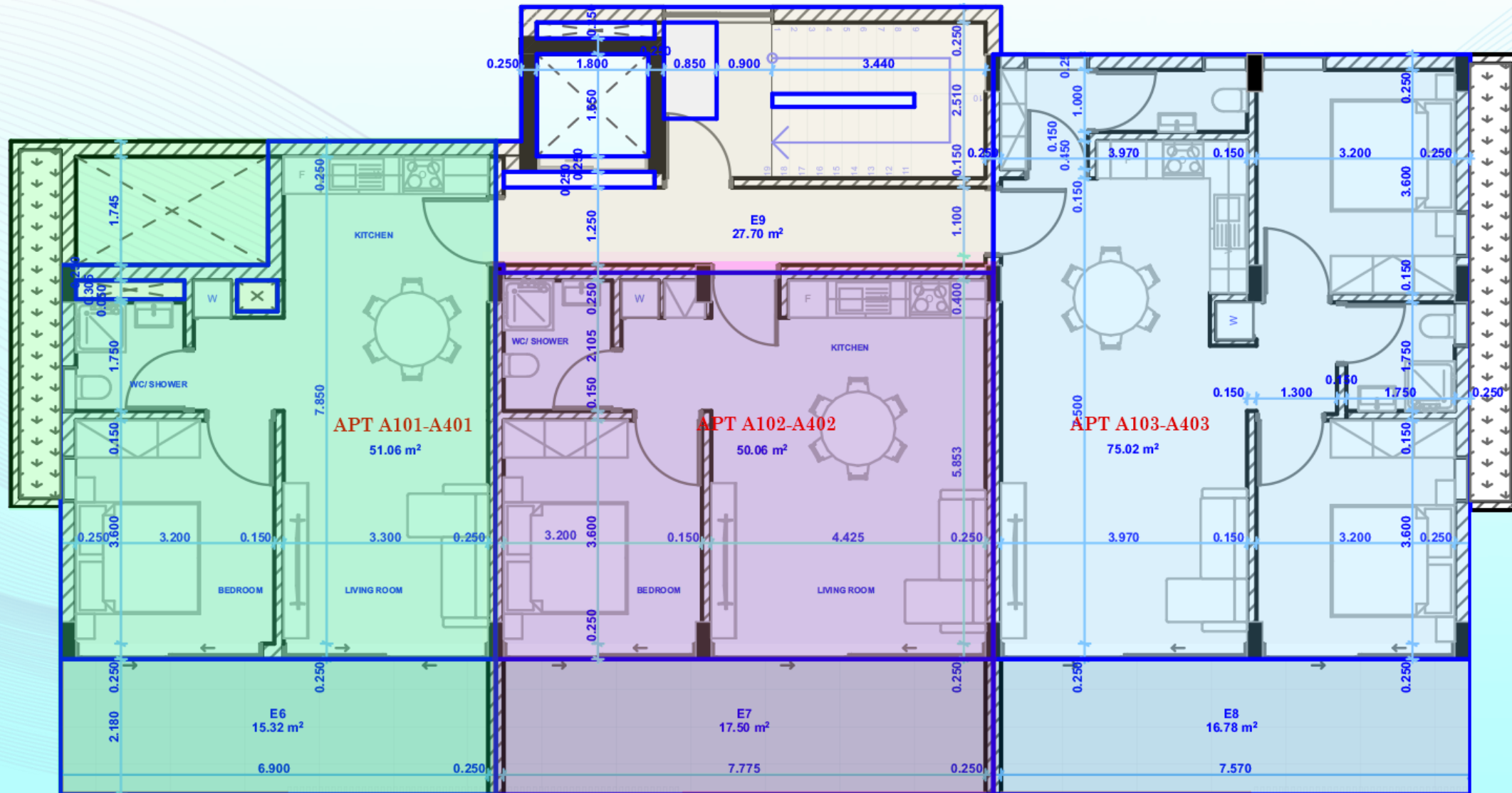


# Plans for Block A+B roofs





# Plans for Apartments in Block A





The floor plan illustrates three apartment units, each with a distinct color-coded area: APT A101-A401 (green), APT A102-A402 (purple), and APT A103-A403 (blue). Each unit includes a living room, kitchen, bedroom, and bathroom (WC/SHOWER). The plan also shows common areas (E6, E7, E8, E9) and a central corridor (E5). Dimensions are provided for all rooms and corridors, and the total area for each unit is calculated in square meters (m²).

**APT A101-A401 (Green):** 51.06 m². Includes a living room (3.300 x 7.850), kitchen (1.745 x 1.750), bedroom (3.200 x 3.600), and WC/SHOWER (0.305 x 0.630).

**APT A102-A402 (Purple):** 50.06 m². Includes a living room (4.425 x 5.853), kitchen (2.105 x 2.250), bedroom (3.200 x 3.600), and WC/SHOWER (0.150 x 0.250).

**APT A103-A403 (Blue):** 75.02 m². Includes a living room (3.970 x 5.500), kitchen (3.200 x 3.600), bedroom (3.200 x 3.600), and WC/SHOWER (0.150 x 0.250).

**Common Areas and Corridors:**

- E6:** 15.32 m² (Green area)
- E7:** 17.50 m² (Purple area)
- E8:** 16.78 m² (Blue area)
- E9:** 27.70 m² (Orange area)

The plan also shows a central corridor (E5) and various other dimensions for walls, doors, and furniture placement.



This detailed architectural floor plan shows a building layout with four units and common areas. The units are color-coded: APT B401 (green), APT B402 (blue), E54 (orange), and E56 (yellow). The plan includes room layouts, furniture, and dimensions.

**APT B401 (26.25 m²):** Located in the top left, this unit includes a living area with a sofa and coffee table, a dining area with a round table, a kitchen with a sink and stove, and a bedroom with a bed. Dimensions include 3.600m for the living area, 3.200m for the dining area, and 3.350m for the bedroom.

**APT B402 (29.53 m²):** Located in the top right, this unit includes a living area with a sofa and coffee table, a dining area with a round table, a kitchen with a sink and stove, and a bedroom with a bed. Dimensions include 3.600m for the living area, 3.200m for the dining area, and 3.350m for the bedroom.

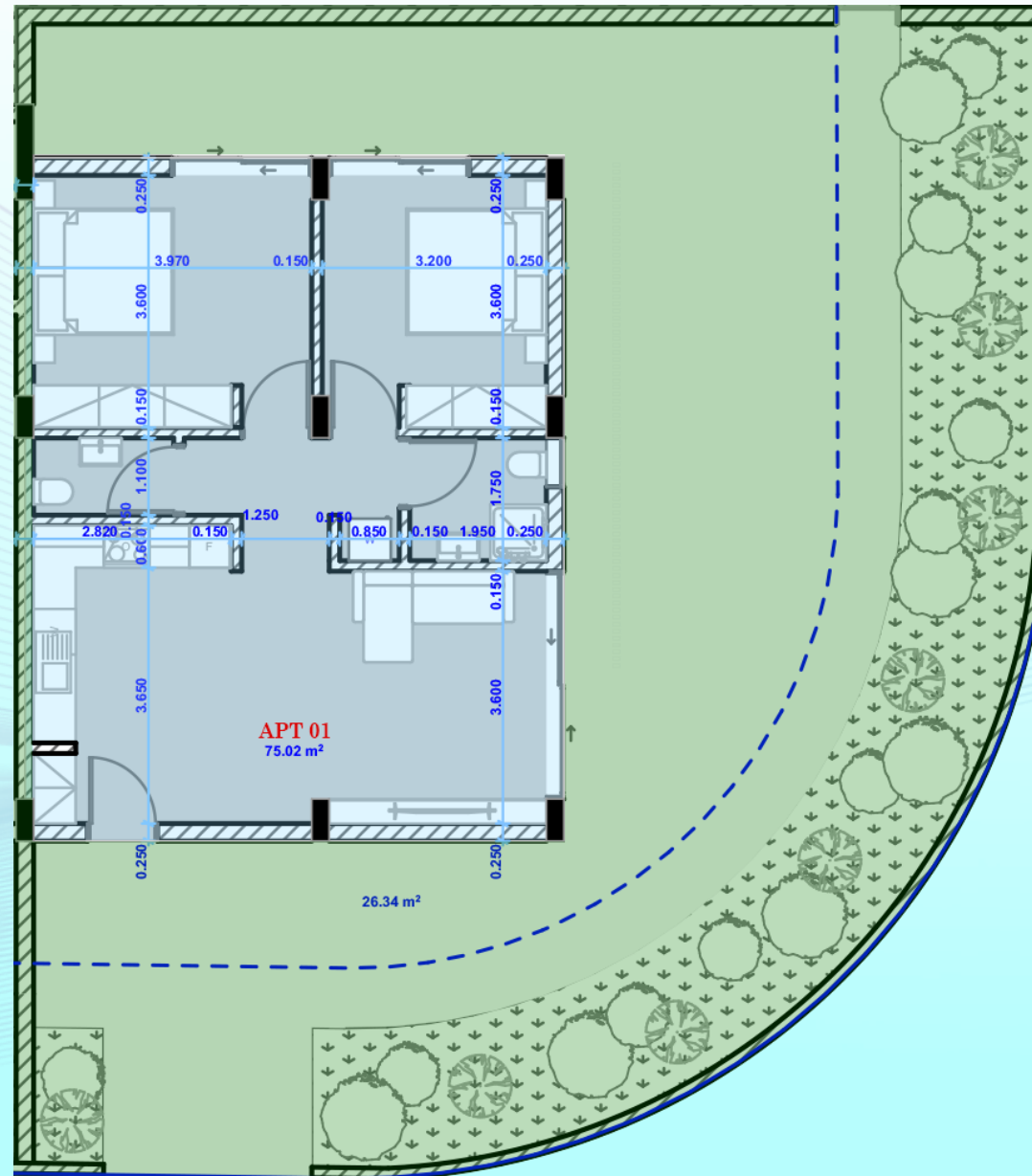
**E54 (26.25 m²):** Located in the bottom left, this unit includes a living area with a sofa and coffee table, a dining area with a round table, a kitchen with a sink and stove, and a bedroom with a bed. Dimensions include 3.600m for the living area, 3.200m for the dining area, and 3.350m for the bedroom.

**E56 (19.56 m²):** Located in the bottom right, this unit includes a living area with a sofa and coffee table, a dining area with a round table, a kitchen with a sink and stove, and a bedroom with a bed. Dimensions include 3.600m for the living area, 3.200m for the dining area, and 3.350m for the bedroom.

The plan also shows common areas, including a central hallway and a large open space at the bottom. Dimensions for these areas are provided, such as 10.250m for the central hallway and 12.245m for the large open space.

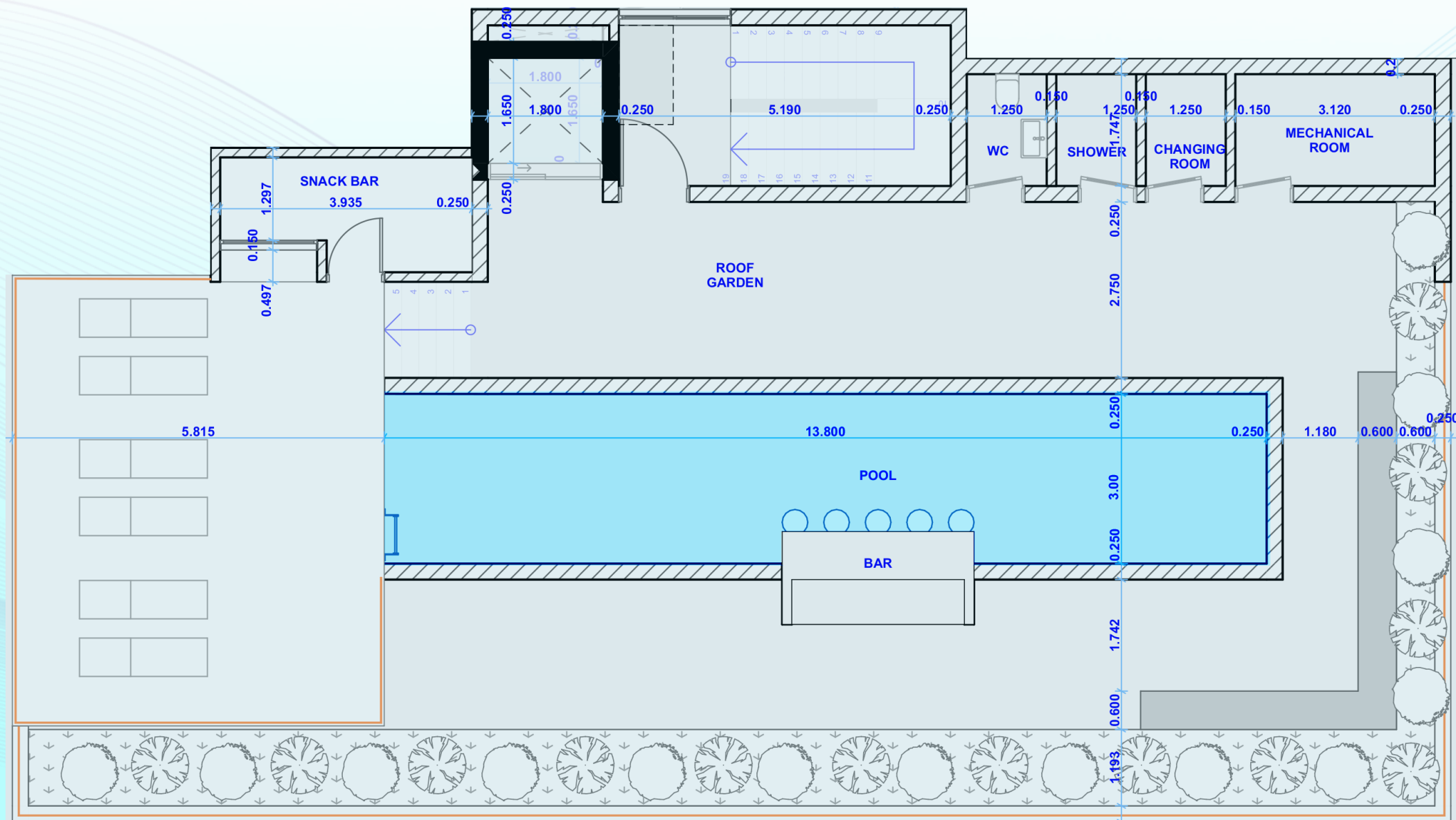


# Plans for Garden Apartment in Block B



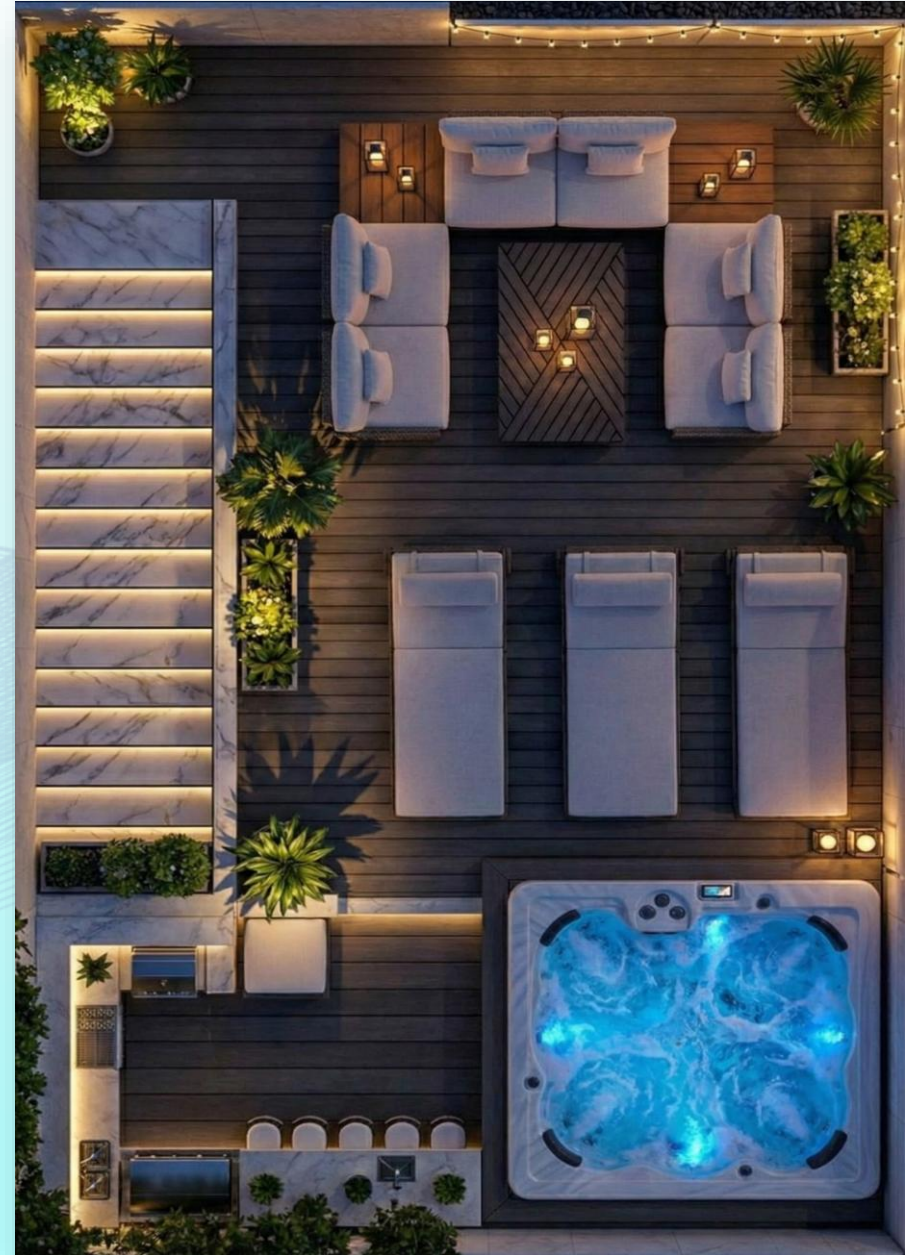


# Plans for the Rooftop in Block A





# Rooftop of Apartment B401





# Rooftop of Apartment B402





# Block A – Apartment Specifications and Presale Prices

Apt	Floor	Bedrooms	Bathrooms	Internal Area (m <sup>2</sup> )	Covered Veranda(s) (m <sup>2</sup> )	Roof Garden (m <sup>2</sup> )	Garden (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Covered Parking	Sea View	Presale Price
A101	1	1	1	51	15	0	0	66	Y	Y	€180,000
A102	1	1	1	50	18	0	0	68	Y	Y	€180,000
A103	1	2	2	75	17	0	0	92	Y	Y	€280,000
A201	2	1	1	51	15	0	0	66	Y	Y	€185,000
A202	2	1	1	50	18	0	0	68	Y	Y	€185,000
A203	2	2	2	75	17	0	0	92	Y	Y	€285,000
A301	3	1	1	51	15	0	0	66	Y	Y	SOLD
A302	3	1	1	50	18	0	0	68	Y	Y	€190,000
A303	3	2	2	75	17	0	0	92	Y	Y	€290,000
A401	4	1	1	51	15	0	0	66	Y	Y	RESERVED
A402	4	1	1	50	18	0	0	68	Y	Y	RESERVED
A403	4	2	2	75	17	0	0	92	Y	Y	RESERVED

- The prices DO NOT include VAT



# Block B – Apartment Specifications and Presale Prices

Apt	Floor	Bedrooms	Bathrooms	Internal Area (m <sup>2</sup> )	Covered Veranda(s) (m <sup>2</sup> )	Roof Garden (m <sup>2</sup> )	Garden (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Covered Parking	Sea View	Presale Price
B001	0	2	2	75	0	0	100	175	Y	Y	RESERVED
B101	1	1	1	51	15	0	0	66	Y	Y	€180,000
B102	1	1	1	50	18	0	0	68	Y	Y	€180,000
B103	1	2	2	75	17	0	0	92	Y	Y	€280,000
B201	2	1	1	51	15	0	0	66	Y	Y	€185,000
B202	2	1	1	50	18	0	0	68	Y	Y	€185,000
B303	2	2	2	75	17	0	0	92	Y	Y	€285,000
B301	3	1	1	51	15	0	0	66	Y	Y	RESERVED
B302	3	1	1	50	18	0	0	68	Y	Y	RESERVED
B403	3	2	2	75	17	0	0	92	Y	Y	RESERVED
A401	4	2	2	80	26	42	0	148	Y	Y	RESERVED
A402	4	2	2	90	31	42	0	163	Y	Y	RESERVED

- The prices DO NOT include VAT