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Our Projects



ROTIANA VILLAS



ROTIANA LUXURY VILLAS



STELLA COURT 4



STELLA COURT 6



STELLA COURT 8



STELLA COURT 9



Aisxylou Str., Livadia

STELLA COURT 13/14/15

Apartments of 1 & 2 bedrooms

COMPANY PROFILE

Rotiana Developments Ltd is one of the leading property Development and Construction Companies in the city of Larnaca with more than 40 years of experience.

The volume of high quality projects completed in the city of Larnaca, always offering a high level of quality service, have established Rotiana Developments Ltd as one the leading companies in its sector.

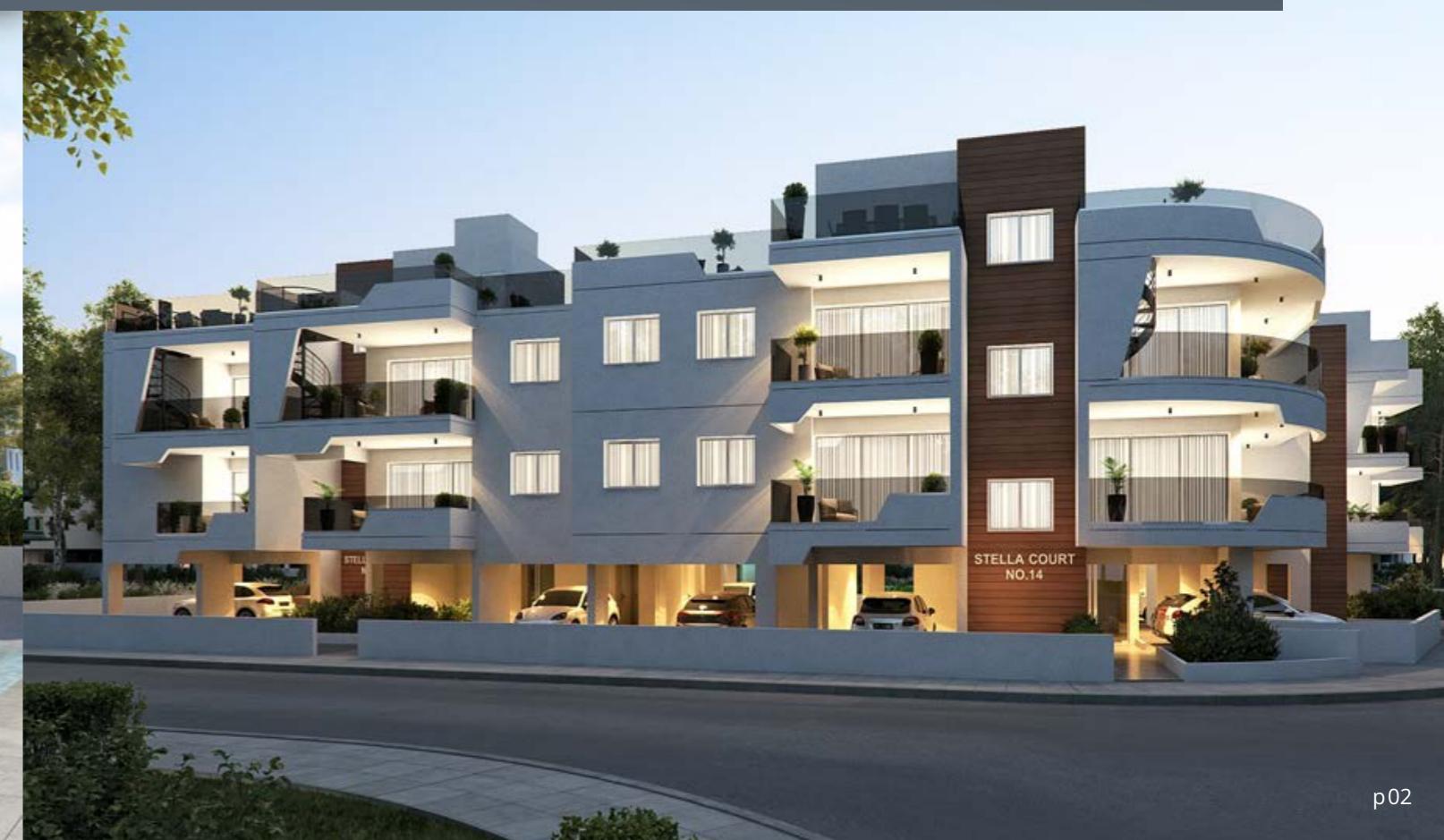
Rotiana Developments Ltd clear and honest communication with its customers, serves as the foundation for long-term and robust relationships.

ABOUT COMPLEX

The Stella Court NO. 13/14/15 building is a complex of one, two & three bedroom apartments. The building has an energy efficiency of grade 'A'. The complex has special features for its residents such as common swimming pool, sauna and gym. Each apartment has private storage area and covered parking space. Second floor apartments have a luxurious roof garden with a unique view to the area.

The apartment complex is located in the village of Livadia. The complex location area is very close to the centre of the City of Larnaca, to the METROPOLITAN MALL and very close to the location area where there are plans to build a new marina, universities and new hotels by the sea.

The road network connecting the project with the rest of Cyprus is considered to be of excellent convenience as the buildings are nearby to the highways of Rizoelia-Paralimni and Nicosia-Larnaca.



STELLA COURT 13/14/15

by ROTIANA DEVELOPMENT LTD



5 minutes drive distance from Private and Public Schools & Colleges

Supermarkets / facilities

5 minutes drive distance from the sea

15 minutes drive distance from Larnaca Int. Airport

5 minutes drive distance from City Center



ABOUT LIVADIA

The settlement of Livadia Municipality is in short distance away from Larnaca, on its north side. It is located at an average altitude of about 15 meters above sea and it covers a plain-full geographical region. Oroklini Village is situated to the north-east, Kellia to the north, Aradippou Municipality to the west, while to the south- east the settlement is bordered by the sea.

Livadia is connected with all the above mentioned settlements via paved roads. The road network connecting the Municipality with the rest of Cyprus is considered to be of excellent convenience as Livadia are closed to the highways of Rizelia-Paralimni and Nicosia-Larnaca.



STELLA COURT 13/14/15

by ROTIANA DEVELOPMENT LTD





GROUND FLOOR

STELLA COURT 13

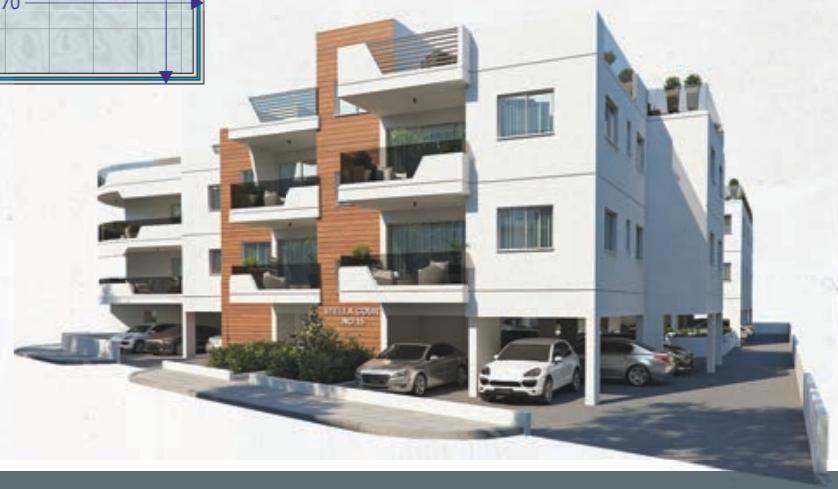
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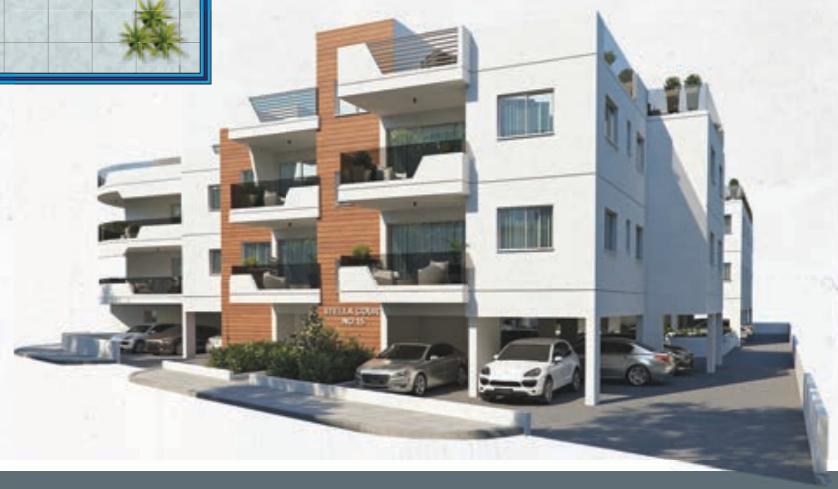
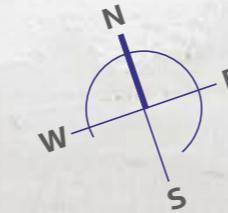
FIRST FLOOR

STELLA COURT 13

by ROTIANA DEVELOPMENT LTD



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GROUND FLOOR

STELLA COURT 14

FIRST FLOOR

STELLA COURT 14

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STORAGE ROOM

REFUSE AREA



SECOND FLOOR

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ROOF GARDEN

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STORAGE ROOM

REFUSE AREA



STORAGE ROOM

REFUSE AREA







SQUARE METERS TABLE

STELLA COURT 13

Αρ. Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμένη Βεράντα Covered Balconies	Αποθήκη Storage	Χώρος Στάθμευσης Parking	Roof Garden	Συνολικό εμβαδόν Total Area
101	1	1	51 m ²	19 m ²	2 m ²	12 m ²	/	84 m ²
102	2	2	79 m ²	17 m ²	2 m ²	12 m ²	/	110 m ²
103	1	1	51 m ²	10 m ²	2 m ²	12 m ²	/	75 m ²
201	1	1	51 m ²	19 m ²	3 m ²	12 m ²	/	85 m ²
202	2	2	79 m ²	17 m ²	3 m ²	12 m ²	118 m ²	229 m ²
203	1	1	51 m ²	10 m ²	3 m ²	12 m ²	/	76 m ²

STELLA COURT 14

Αρ. Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμένη Βεράντα Covered Balconies	Αποθήκη Storage	Χώρος Στάθμευσης Parking	Roof Garden	Συνολικό εμβαδόν Total Area
101	2	2	85 m ²	32 m ²	2 m ²	12 m ²	/	131 m ²
102	2	2	78 m ²	11 m ²	2 m ²	12 m ²	/	103 m ²
103	2	2	80 m ²	12 m ²	3 m ²	12 m ²	/	107 m ²
201	2	2	85 m ²	32 m ²	4 m ²	12 m ²	90 m ²	223 m ²
202	2	2	78 m ²	11 m ²	2 m ²	12 m ²	87 m ²	190 m ²
203	2	2	80 m ²	12 m ²	2 m ²	12 m ²	84 m ²	190 m ²

STELLA COURT 15

Αρ. Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμένη Βεράντα Covered Balconies	Αποθήκη Storage	Χώρος Στάθμευσης Parking	Roof Garden	Συνολικό εμβαδόν Total Area
101	2	2	83 m ²	15 m ²	3 m ²	12 m ²	/	113 m ²
102	2	2	80 m ²	12 m ²	3 m ²	12 m ²	/	107 m ²
103	2	2	79 m ²	12 m ²	2 m ²	12 m ²	/	105 m ²
104	2	2	79 m ²	13 m ²	2 m ²	12 m ²	/	106 m ²
105	2	2	78 m ²	11 m ²	2 m ²	12 m ²	/	103 m ²
106	1	1	50 m ²	12 m ²	2 m ²	12 m ²	/	76 m ²
107	1	1	51 m ²	9 m ²	2 m ²	12 m ²	/	74 m ²
201	2	2	83 m ²	15 m ²	2 m ²	12 m ²	102 m ²	214 m ²
202	2	2	80 m ²	12 m ²	3 m ²	12 m ²	109 m ²	216 m ²
203	1	1	61 m ²	31 m ²	2 m ²	12 m ²	124 m ²	230 m ²
204	2	2	79 m ²	15 m ²	2 m ²	12 m ²	128 m ²	236 m ²
205	2	2	78 m ²	12 m ²	2 m ²	12 m ²	128 m ²	232 m ²
206	1	1	50 m ²	12 m ²	2 m ²	12 m ²	/	76 m ²
207	1	1	51 m ²	9 m ²	3 m ²	12 m ²	/	75 m ²

DESCRIPTION

- The building has an Energy Efficiency Certificate of Class 'A'.
- Reinforced concrete, earthquake proof construction throughput method.
- Cavity bricks of quality A' with dimensions 33x30x20 for exterior masonry, 3 applications of plaster and paint.
- Cavity bricks of quality A' with dimensions 30x20x10 for internal masonry, 3 applications of plaster and paint.
- Ceilings FAIR-FACED and spatula - paint.
- Floors and ceramics worth 20 Euros per meter in all areas.
- Kitchen granite countertop worth 200 Euros per meter.
- Kitchen worth 220 Euros per meter with the material of white melamine inside and outside (doors) with the material high pressure laminate, without hand knobs.
- Cupboards worth 200 Euros per meter with the material of white melamine inside and outside (doors) with the material high pressure laminate with hand knobs.
- Interior door with case worth 310 Euros each.
- Monochrome aluminum, sliding Series and opening series, double glass.
- Budget for Sanitary ware for the entire apartment worth 1400 - 1600 Euros.
- Provision for A. C. in all areas (bedrooms, saloon and kitchen).
- Electrical according to plan.
- Verandas with insulation.
- Solar water heater with one tone water tank.

The above prices include VAT

