



MEGARO LOUVIAS



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Megaro Louvias - Ayiou Savva, Livadia

UNITS	101	102	103	104	105
BEDROOMS	1	1	2	2	2
BATHROOMS	1	1	2	2	2
COVERED INTERNAL (sqm)	53.41	53.41	75.92	75.89	75.92
COVERED VERANDA (sqm)	16.72	16.72	21.26	22.42	21.26
UNCOVERED VERANDA (sqm)	-	-	-	-	-
GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN (sqm)	-	-	-	-	-
TOTAL AREA (sqm)	70.13	70.13	97.18	98.31	97.18
STORAGE (sqm)	YES	YES	YES	YES	YES
PRICE	€200.000	RESERVED	€270.000	€265.000	€260.000

Note: Areas mentioned above are subject to modifications prior to building permit issuance.

Project Status: Under Construction | Location: Ayiou Savva, 7060 - Livadia | Delivery of Project: July 2027

Megaro Louvias - Ayiou Savva, Livadia

UNITS	201	202	203	204	205
BEDROOMS	1	1	2	2	2
BATHROOMS	1	1	2	2	2
COVERED INTERNAL (sqm)	53.41	53.41	75.92	75.89	75.92
COVERED VERANDA (sqm)	16.72	16.72	21.26	22.42	21.26
UNCOVERED VERANDA (sqm)	-	-	-	-	-
GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN (sqm)	-	-	-	-	-
TOTAL AREA (sqm)	70.13	70.13	97.18	98.31	97.18
STORAGE (sqm)	YES	YES	YES	YES	YES
PRICE	€220.000	€240.000	RESERVED	€285.000	€280.000

Note: Areas mentioned above are subject to modifications prior to building permit issuance.

Project Status: Under Construction | Location: Ayiou Savva, 7060 - Livadia | Delivery of Project: July 2027

Megaro Louvias - Ayiou Savva, Livadia

UNITS	301	302	303	304	305	306	307
BEDROOMS	1	1	2	2	2	2	2
BATHROOMS	1	1	2	2	2	2	2
COVERED INTERNAL (sqm)	52.92	52.92	75.99	75.03	75.89	75.03	75.99
COVERED VERANDA (sqm)	16.72	16.72	21.92	20.93	22.42	20.93	21.96
UNCOVERED VERANDA (sqm)	-	-	-	-	-	-	-
GARDEN (sqm)	-	-	-	-	-	-	-
ROOF GARDEN (sqm)	-	-	70.48	107.61	101.52	107.61	70.48
TOTAL AREA (sqm)	69.64	69.64	168.39	203.57	199.83	203.57	168.43
STORAGE (sqm)	YES						
PRICE	€260.000	€280.000	€489.000	€544.000	€458.000	€479.000	€446.000

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Project Status: Under Construction | Location: Ayiou Savva, 7060 - Livadia | Delivery of Project: July 2027

AMENITIES & FEATURES

MEGARO LOUVIAS

Highway
2.5 km



School
0.65 km



Airport
12.7 km



Fitness Centre
No



Swimming Pool
Yes



Lounge
Yes



Kid's Playroom
Yes



Storage
Yes



Gated Access
Yes



Supermarket
0.9 km



Sea
2 km



Hospital
3.7 km



Provision For Electric Cars
Yes



Parking
Yes



Gardens
Yes



Advanced Thermal Insulation
Yes



Eco-Friendly Solar System
Yes

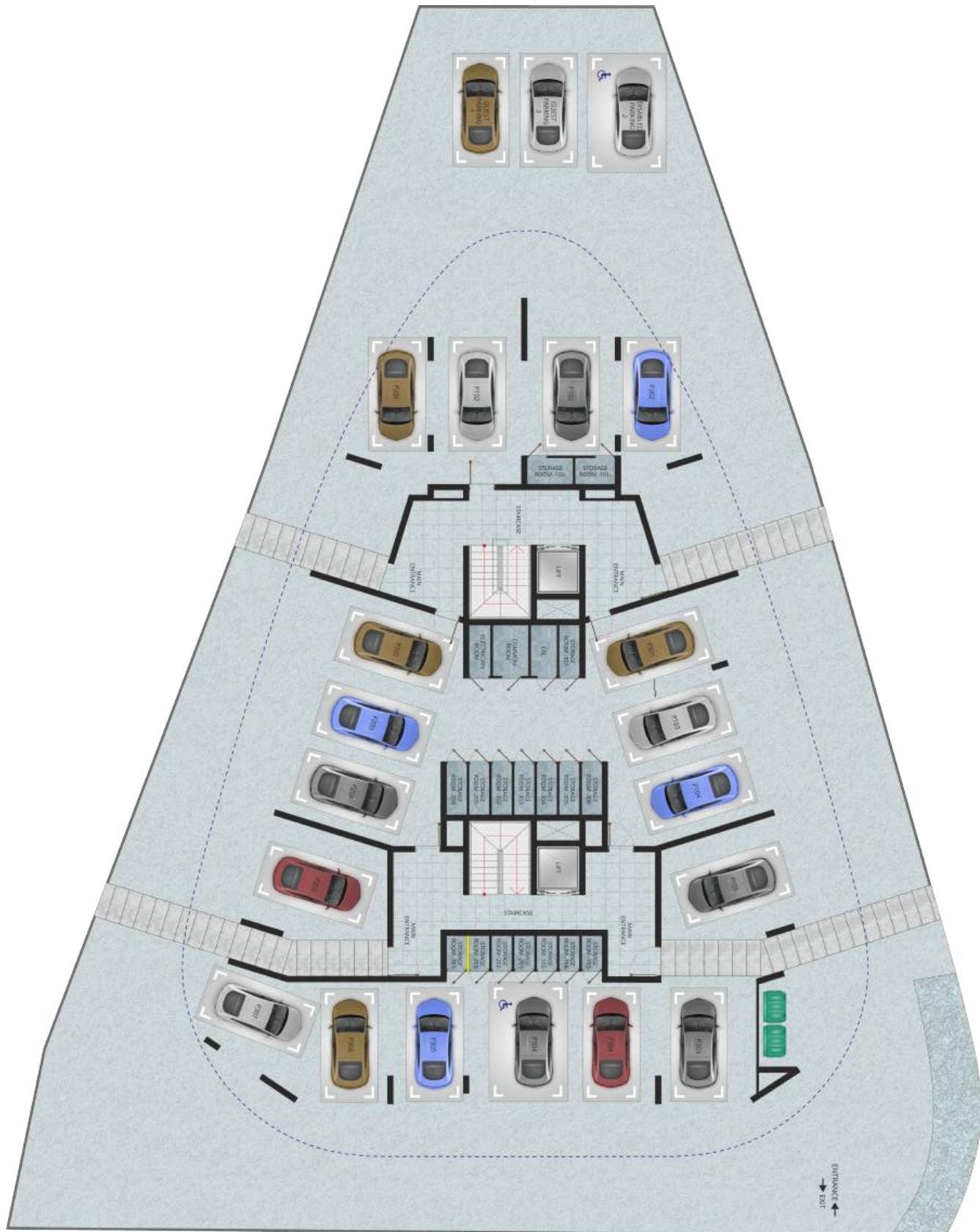


Energy Efficiency Rating: A
Yes



FLOOR PLANS

GROUND FLOOR



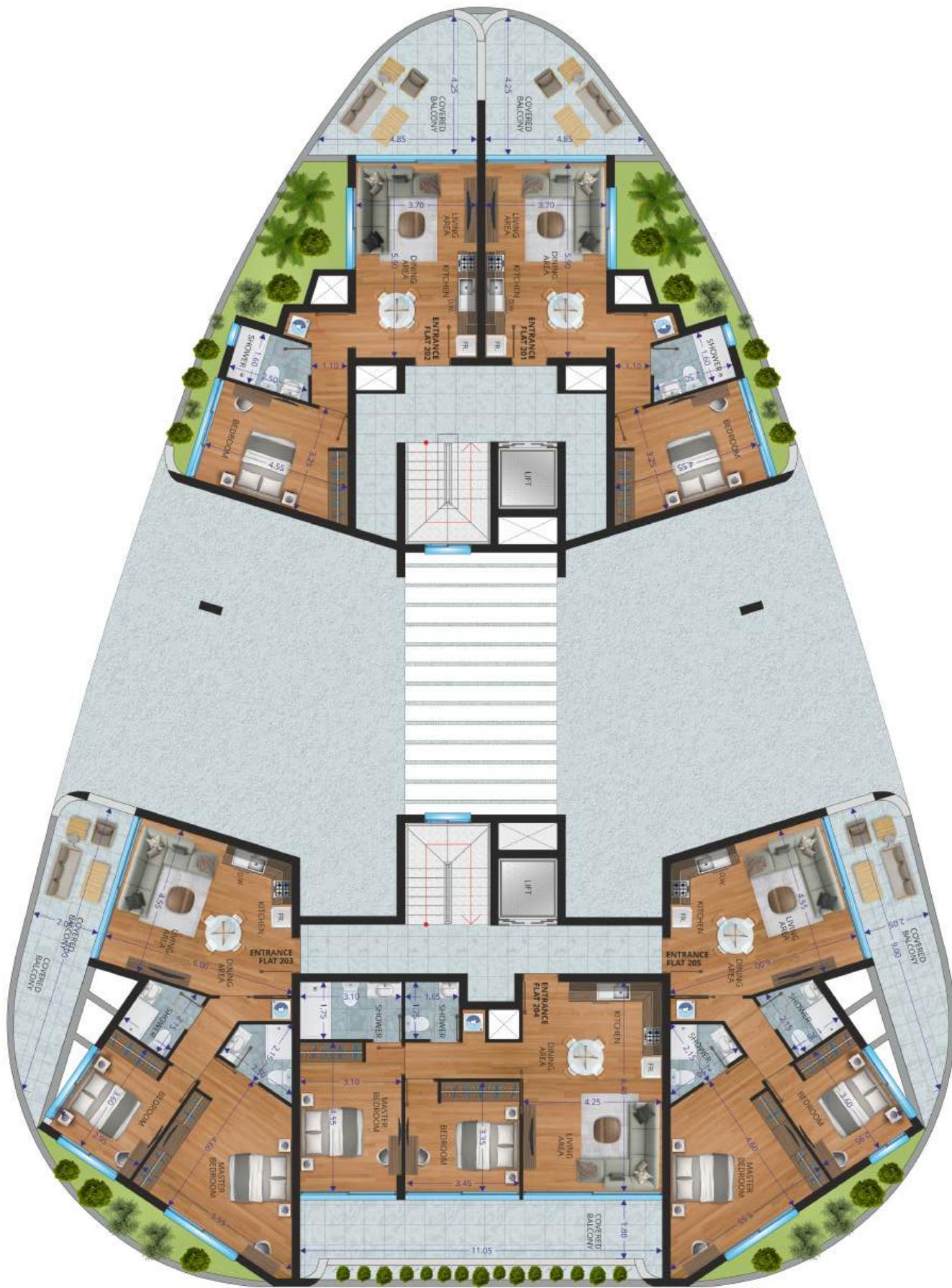
FLOOR PLANS

FIRST FLOOR



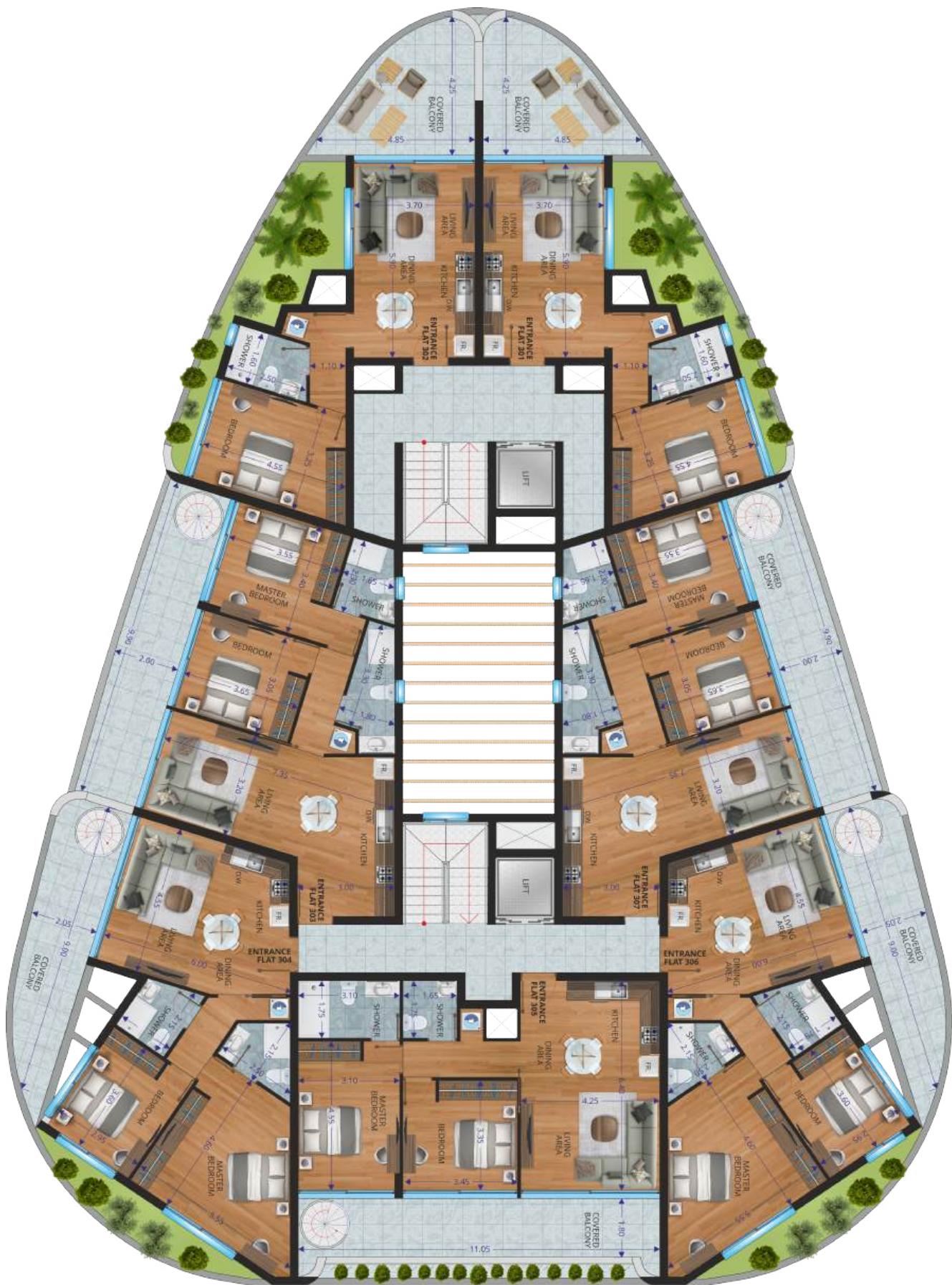
FLOOR PLANS

SECOND FLOOR



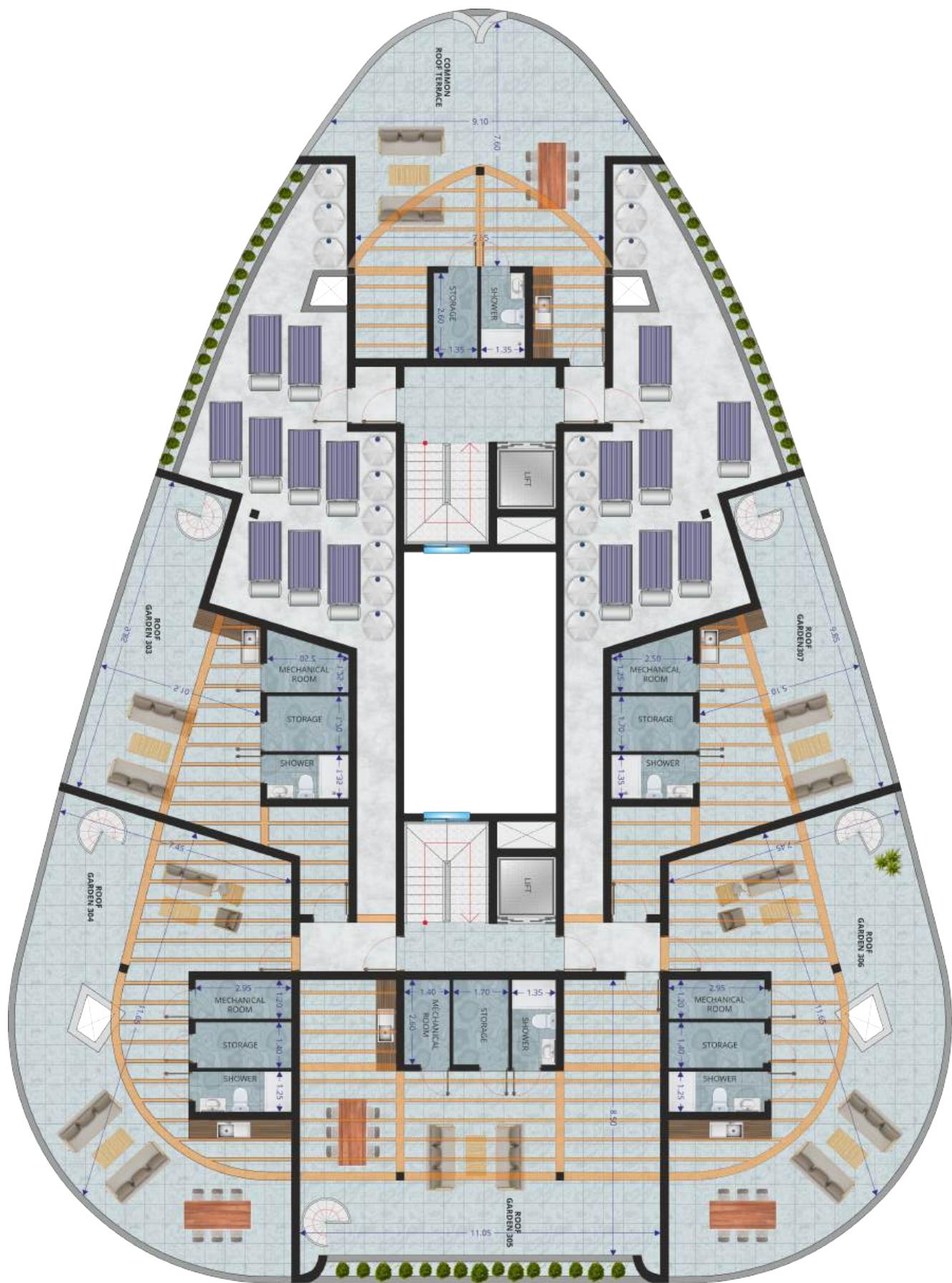
FLOOR PLANS

THIRD FLOOR



FLOOR PLANS

ROOF FLOOR





MEGARO LOUVIAS



Images are for reference only. Apartments are sold unfurnished, and finishes may vary.



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1. RESERVATION OF APARTMENT **10%**
ΚΡΑΤΗΣΗ ΔΙΑΜΕΡΙΣΜΑΤΟΣ
2. SIGNING OF SALES AGREEMENT **30%**
ΥΠΟΓΡΑΦΗ ΣΥΜΒΟΛΑΙΩΝ
3. COMPLETION OF STRUCTURE **20%**
ΕΚΤΕΛΕΣΗ ΣΚΕΛΕΤΟΥ
4. COMPLETION OF BRICKWORK **10%**
ΚΤΙΣΙΜΟ ΤΟΥΒΛΩΝ
5. INSTALLATION OF CERAMICS **10%**
ΕΦΑΡΜΟΓΗ ΚΕΡΑΜΙΚΩΝ
6. INSTALLATION OF ALUMINUM **10%**
ΕΦΑΡΜΟΓΗ ΑΛΟΥΜΙΝΙΩΝ
7. DELIVERY OF APARTMENT **10%**
ΠΑΡΑΔΟΣΗ ΔΙΑΜΕΡΙΣΜΑΤΟΣ

SUPERVISORS OF THE PROJECT

Architect: Michalis Photiou

Civil Engineer: Michalis Photiou

Mechanical Engineer: Neofytos Vlasiou

Electrical Engineer: Louvias Electrical Installations

Project

Megaro Louvias consists of two interconnected blocks with 17 apartments: 5 one-bedroom and 12 two-bedroom units. The first floor will feature a communal swimming pool, while the fourth floor offers a roof garden with a BBQ area, jacuzzi, and sea views. Apartments on the fourth floor will also enjoy sea views.

Located just 1 km from the American University College and the Land of Tomorrow, and 3 km from the Marina of Larnaca, the development is perfect for both long-term and short-term rentals, including Airbnb. Dhekelia Beach is 2 km away, with all amenities within walking distance.

CONSTRUCTION DETAILS**Foundation**

The foundation complies with earthquake-resistant building regulations.

Walls

External masonry will be constructed using high-quality, 300 mm thick heat-insulating bricks, while internal walls will use 100 mm thick bricks.

Insulation And Waterproofing

The building's roof will be thermally insulated according to the energy efficiency certificate specifications, using 8 cm thick extruded polystyrene, followed by screed and 4 mm bitumen waterproofing. Thermal insulation will be applied to all external surfaces using 8 cm expanded polystyrene. Waterproofing with a 2-component cement-based solution will be applied to all terraces.

Ceramic Tiles

Ceramic tiles will be installed in all common areas and on stairs. In kitchens, living rooms, and bathrooms, ceramic tiles valued at €25.00/m² will be used. As an option, parquet flooring, also valued at €25.00/m², can be installed in the bedrooms.

Wall Paint

Interior walls will be painted with three layers of paint, while exterior walls will be coated with three layers of waterproof paint.

Colours

Three layers of emulsion paint will be applied to all interior walls.

Plumbing Installation

Hot and cold-water supply will be installed using a pipe-in-pipe system in kitchens, bathrooms, and showers. A pressure system, a 1-ton water tank, and a 1-panel solar panel with dimensions of 1.9m² will be installed.

Mechanical Installation

Provision for air conditioning units will be installed in each bedroom and living room.

Electrical Installation

Electrical installations will follow the approved drawings and be inspected by EAC. The building will include fiber optics and a video intercom system for each apartment.

Provisions will be made in each apartment for a refrigerator, oven, hood, cooker, dishwasher, washing machine, and microwave.

Carpentry

Kitchen countertops will be valued at €300/m², cabinets at €280/m², and bedroom wardrobes at €280/m². Cabinet handles will be valued at 12 each. Frames and doors will be made from 18 mm thick melamine, and kitchen countertops will use marble-granite at €220/m². Bedroom cabinets will also be constructed from 18 mm thick melamine.

Solar Provision

Solar provision will be available for common areas.

Doors

Apartment entry doors and staircase vestibule doors will be made of solid wood, in compliance with fire safety regulations. Interior doors will be made from melamine with handles valued at €40. The main entrance door of the building will feature an electric security lock.

Aluminum

MU thermal anodized aluminum doors and windows will be installed with all necessary fittings and 4 mm double glazing. Neutral 16 mm gap and 6 mm pure laminate glass. White marble sills and provisions for mosquito screens will be included on the windows.

Drainage

Separate drainage systems will be installed with U-PVC pipes as per the plans, with provision for connection to the village sewer system.

Parking Space

Each apartment will have an allocated parking space, along with an additional disabled parking space. Provision will also be made for electric car charging stations.

Sanitary Ware

Sanitary ware, mixers, and kitchen sinks will have a market value of €2000 for one-bedroom apartments, €2500 for two-bedroom apartments, and €3000 for two-bedroom apartments with a roof garden.

General

A video door entry system and individual mailboxes will be installed at the building entrance, one for each apartment.

Common Areas

High-quality marble will be used for the installation of the common areas.

The above prices do not include VAT.



11.2023

Siena Residence 1

11.2024

Louvias Oasis No.5

02.2025

Siena Residence 6

02.2025

Siena Residence 3

05.2025

Louvias Oasis No.8

11.2025

Louvias Oasis No.11

11.2025

Louvias Oasis No.4

05.2025

Louvias Oasis No.9 | 10

10.2025

Louvias Oasis No.11

02.2026

Louvias Oasis No.12

11.2026

Louvias Oasis No.13

12.2026

Louvias Oasis No.14 | 15

2027

Louvias Oasis No.7

2027

Megaro Louvias

2027

**Louvias Warehouses
Agia Anastasia**

