



LOUVIAS OASIS No.14 & No.15





Louvias Oasis No.14 - Kritis Street, Livadia

UNITS	101	102	103	104
BEDROOMS	2	2	2	2
BATHROOMS	2	2	2	2
COVERED INTERNAL (sqm)	80.7	76.1	76	76.2
COVERED VERANDA (sqm)	26.95	17.8	19.2	10.35
ROOF GARDEN (sqm)	-	-	-	-
ROOF GARDEN STORAGE (sqm)	-	-	-	-
TOTAL AREA (sqm)	107.65	93.9	95.2	86.55
STORAGE	YES	YES	YES	YES
PRICE	RESERVED	RESERVED	RESERVED	RESERVED

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

Project Status: Under Construction | Location: Kritis Street, Livadia - Larnaca | Delivery of Project: December 2026

Louvias Oasis No.14 - Kritis Street, Livadia

UNITS	201	202	203	204
BEDROOMS	2	2	2	2
BATHROOMS	2	2	2	2
COVERED INTERNAL (sqm)	80.7	76.1	76	76.2
COVERED VERANDA (sqm)	26.95	17.8	19.2	10.35
ROOF GARDEN (sqm)	84.3	-	79.1	84.35
ROOF GARDEN STORAGE (sqm)	17.45	-	17.45	17.45
TOTAL AREA (sqm)	191.95	93.9	174.3	170.9
STORAGE	YES	YES	YES	YES
PRICE	RESERVED	€225.000	RESERVED	€258.000

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

Project Status: Under Construction | Location: Kritis Street, Livadia - Larnaca | Delivery of Project: December 2026

Louvias Oasis No.15 - Kritis Street, Livadia

UNITS	101	102	103	104	105
BEDROOMS	1	2	1	1	2
BATHROOMS	1	2	1	1	2
COVERED INTERNAL (sqm)	50	75.1	52.5	50.95	76.3
COVERED VERANDA (sqm)	11.45	14.25	14.2	8.85	19.85
ROOF GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN STORAGE (sqm)	-	-	-	-	-
TOTAL AREA (sqm)	61.45	89.35	66.7	59.8	96.15
STORAGE	YES	YES	YES	YES	YES
PRICE	€152.000	€208.000	RESERVED	RESERVED	€216.000

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

Project Status: Under Construction | Location: Kritis Street, Livadia - Larnaca | Delivery of Project: December 2026

Louvias Oasis No.15 - Kritis Street, Livadia

UNITS	201	202	203	204	205
BEDROOMS	1	2	1	1	2
BATHROOMS	1	2	1	1	2
COVERED INTERNAL (sqm)	50	75.1	52.5	50.95	76.3
COVERED VERANDA (sqm)	11.45	14.25	14.2	8.85	19.85
ROOF GARDEN (sqm)	-	134.45	-	-	112.5
ROOF GARDEN STORAGE (sqm)	-	17.45	-	-	17.45
TOTAL AREA (sqm)	61.45	223.8	66.7	59.8	208.65
STORAGE	YES	YES	YES	YES	YES
PRICE	RESERVED	RESERVED	RESERVED	€162.000	RESERVED

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

Project Status: Under Construction | Location: Kritis Street, Livadia - Larnaca | Delivery of Project: December 2026

AMENITIES & FEATURES

LOUVIAS OASIS No.14 & No.15

Highway
0.35 km



Supermarket
1.8 km



School
0.8 km



Sea
3.6 km



Airport
13.4 km



Hospital
5.6 km



Fitness Centre
No



Provision For Electric Cars
Yes



Swimming Pool
No



Parking
Yes



Lounge
Yes



Gardens
Yes



Kid's Playroom
Yes



Advanced Thermal Insulation
Yes



Storage
Yes



Eco-Friendly Solar System
Yes



Gated Access
Yes



Energy Efficiency Rating: A
Yes





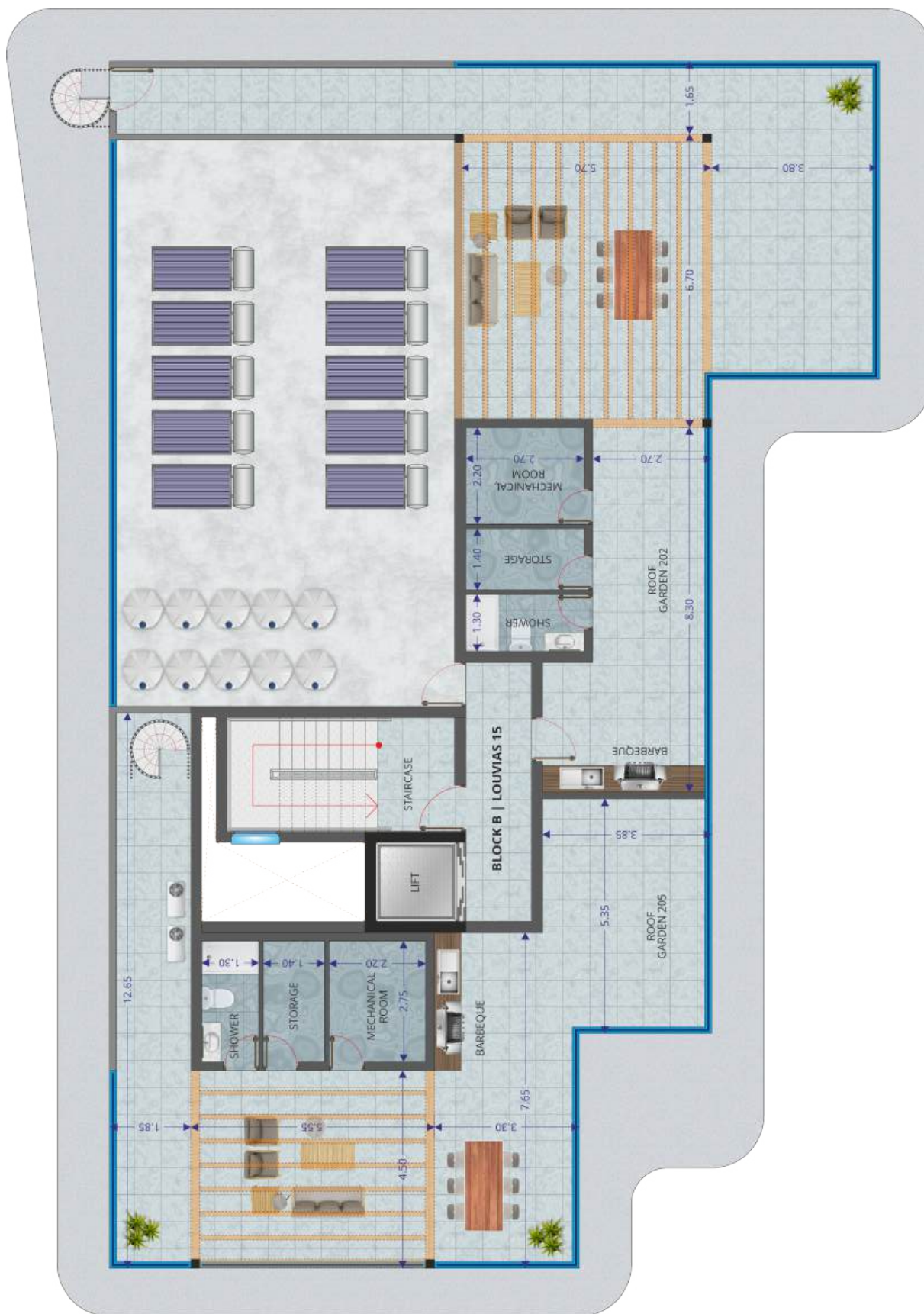












1. RESERVATION OF APARTMENT ΚΡΑΤΗΣΗ ΔΙΑΜΕΡΙΣΜΑΤΟΣ	10%
2. SIGNING OF SALES AGREEMENT ΥΠΟΓΡΑΦΗ ΣΥΜΒΟΛΑΙΩΝ	30%
3. COMPLETION OF STRUCTURE ΕΚΤΕΛΕΣΗ ΣΚΕΛΕΤΟΥ	20%
4. COMPLETION OF BRICKWORK ΚΤΙΣΙΜΟ ΤΟΥΒΛΩΝ	10%
5. INSTALLATION OF CERAMICS ΕΦΑΡΜΟΓΗ ΚΕΡΑΜΙΚΩΝ	10%
6. INSTALLATION OF ALUMINUM ΕΦΑΡΜΟΓΗ ΑΛΟΥΜΙΝΙΩΝ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

SUPERVISORS OF THE PROJECT

Architect: Michalis Photiou

Civil Engineer: Michalis Photiou

Mechanical Engineer: Neofytos Vlasiou

Electrical Engineer: Louvias Electrical Installations

Project

The Louvias Oasis No.14 & No.15 consists of two blocks, each with two floors, totaling 18 residences. No.14 offers four 2-bedroom homes on the first floor and four more on the second. No.15 includes three 1-bedroom and two 2-bedroom units on the first floor, mirrored on the second. Selected apartments also feature a private roof garden, providing outdoor space with stunning views.

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 €15.00/m² will be used.

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 €200/m², cabinets at €180/m², and bedroom wardrobes at €180/m². Cabinet handles will be valued at €4 each. Frames and doors will be made from 18 mm thick melamine, and kitchen countertops will use marble-granite at €120/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 €20. 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 €1200 for one-bedroom apartments, €1500 for two-bedroom apartments, and €1650 for two-bedroom apartments with a roof garden. All bathroom sinks will be set on furniture with a white marble countertop.

General

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

The above prices do not include VAT.



SIENA RESIDENCE 1



SIENA RESIDENCE 3



LOUVIAS OASIS No. 4



SIENA RESIDENCE 6



LOUVIAS OASIS No. 8



LOUVIAS OASIS No. 9 & No. 10



LOUVIAS OASIS No. 11



LOUVIAS OASIS No. 12



LOUVIAS OASIS No. 13



T. 7000 1355 - F. 24 663342
info@louvias.com | www.louviasproperties.com
 Industrial Area, Livadia - Larnaca, 7060

YOUR TRUST, OUR COMMITMENT.