

# PARKVIEW



Another project by

**UDC** URBAN DREAM  
COLLECTION

# PARKVIEW RESIDENCE

*Your Home Beside the Park*





# SALINA PARK LARNACA





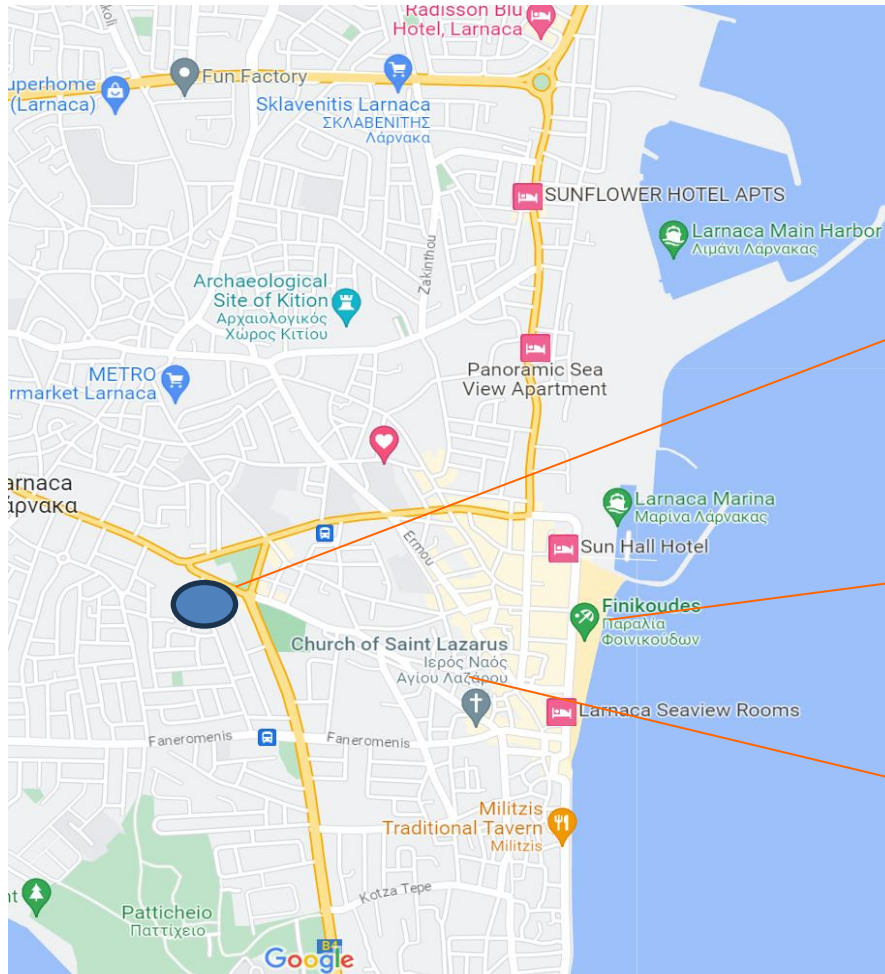


Located on the Lush Salina Park, **PARKVIEW** residences aim to provide high-quality, luxurious, living spaces for those who seek comfort, tranquility, and convenience.



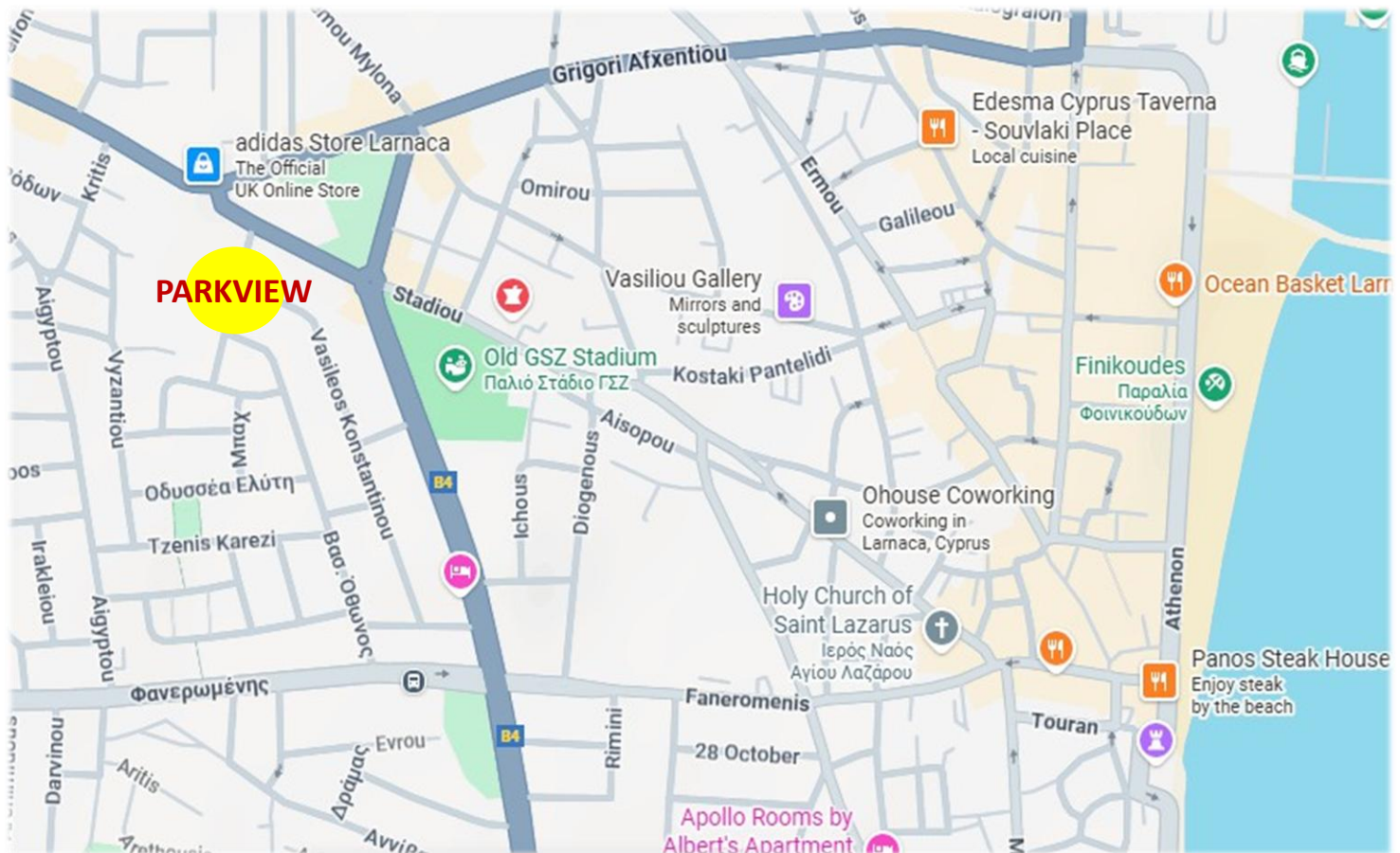
# Project Location

Located in the heart of Larnaca, a vibrant coastal city renowned for its rich heritage, lively year-round atmosphere, and flourishing tourism the PARKVIEW residence offers a privileged address with exceptional convenience. Positioned just 6 km from Larnaca International Airport and only a short distance from the historic Old Town and the iconic Finikoudes beachfront, it provides access to the city's most sought-after destinations while maintaining an elegant sense of urban exclusivity



# Project Immediate Environment

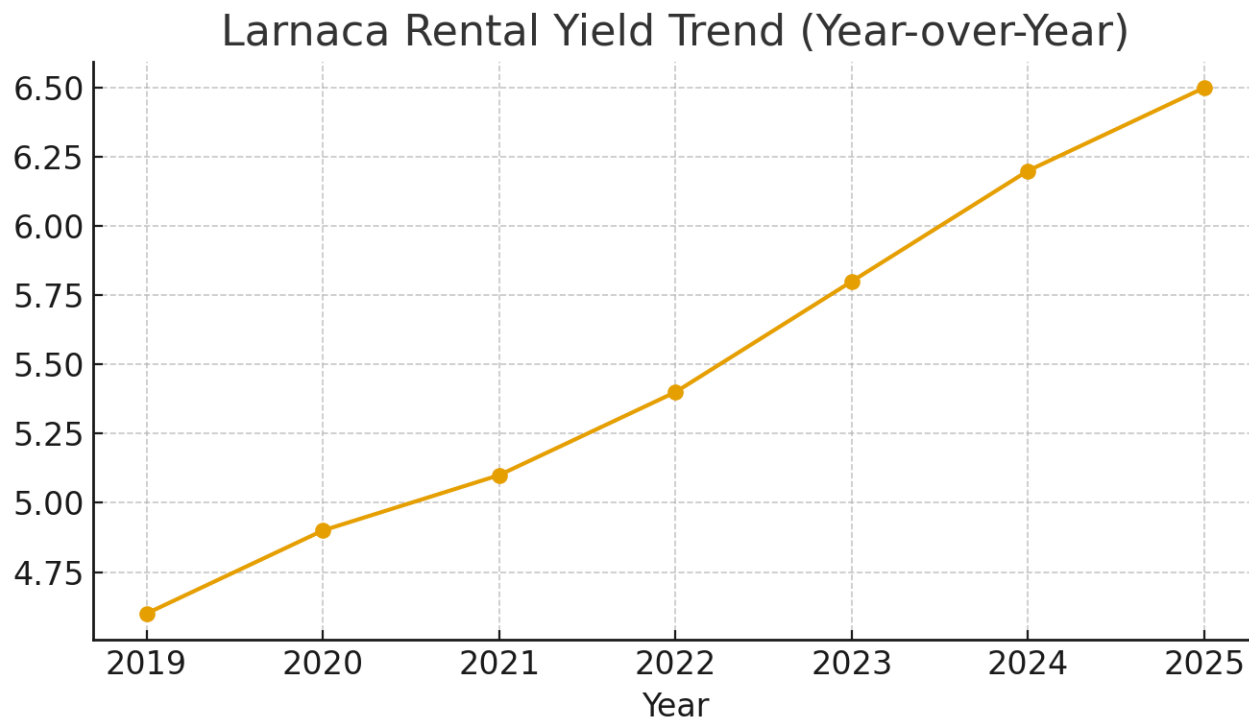
Elegantly positioned on Salina Park, this exceptional development offers a coveted address in one of Larnaca's most desirable areas, just two minutes from the Old Town and the beach, and moments away from premier amenities, fine dining, boutique shops, and vibrant leisure destinations. Its privileged location, enhanced by immediate access to major transportation routes and public transit, ensures connectivity and a refined living experience at the heart of the city.





# Market overview: **BUY TO RENT**

Larnaca offers one of the strongest buy-to-rent opportunities in Cyprus, with apartments generating **5-7% annual rental yields** and demand driven by steady tourism, a growing local population, and major infrastructure upgrades. Property prices remain more competitive than in other coastal cities, allowing investors to achieve higher yield-to-price ratios. Combined with Larnaca's ongoing urban development and rising year-round occupancy, the city presents a compelling balance of income potential and long-term value growth.



Source: Market research estimates based on publicly available Cyprus rental yield indicator









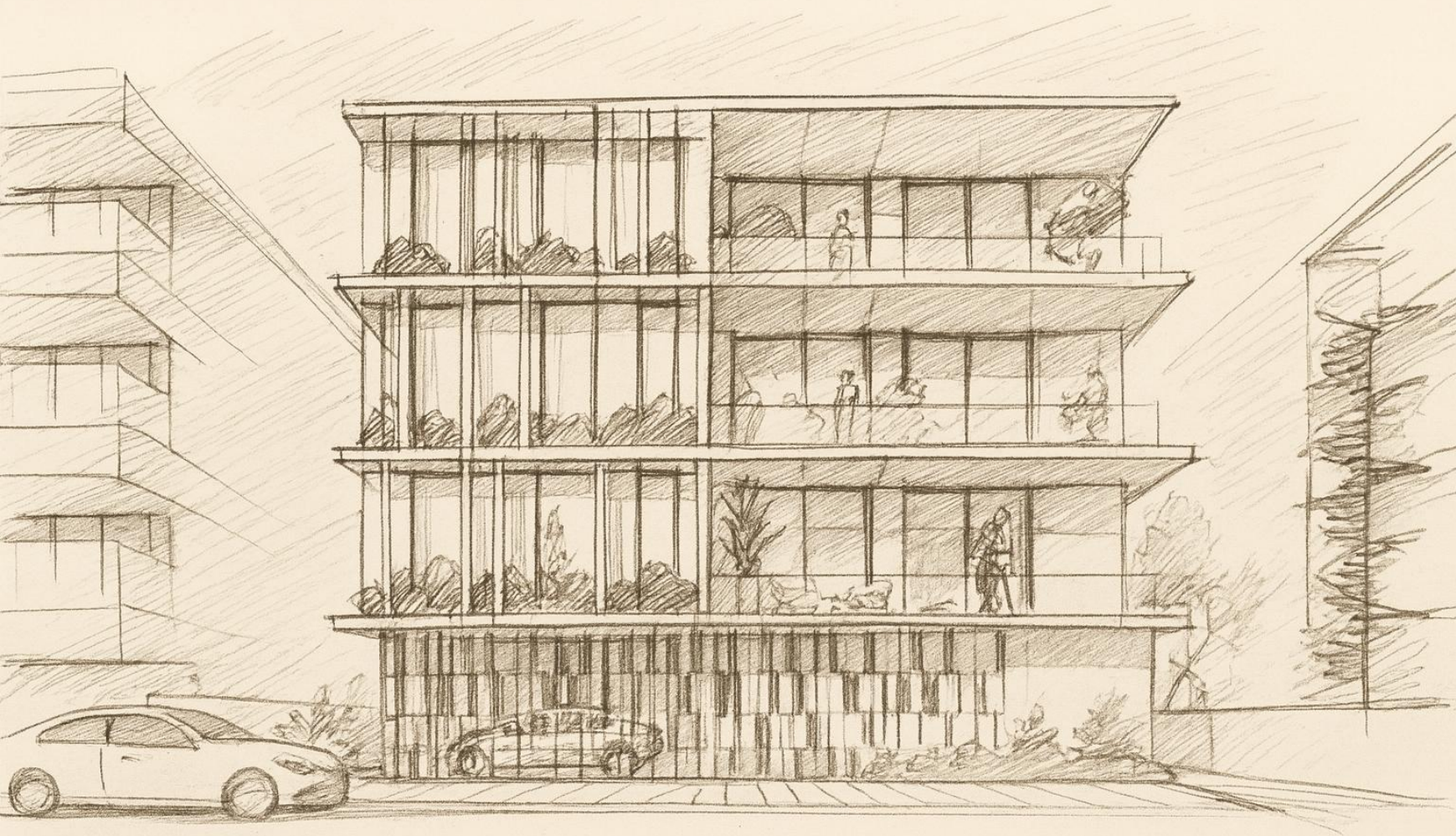






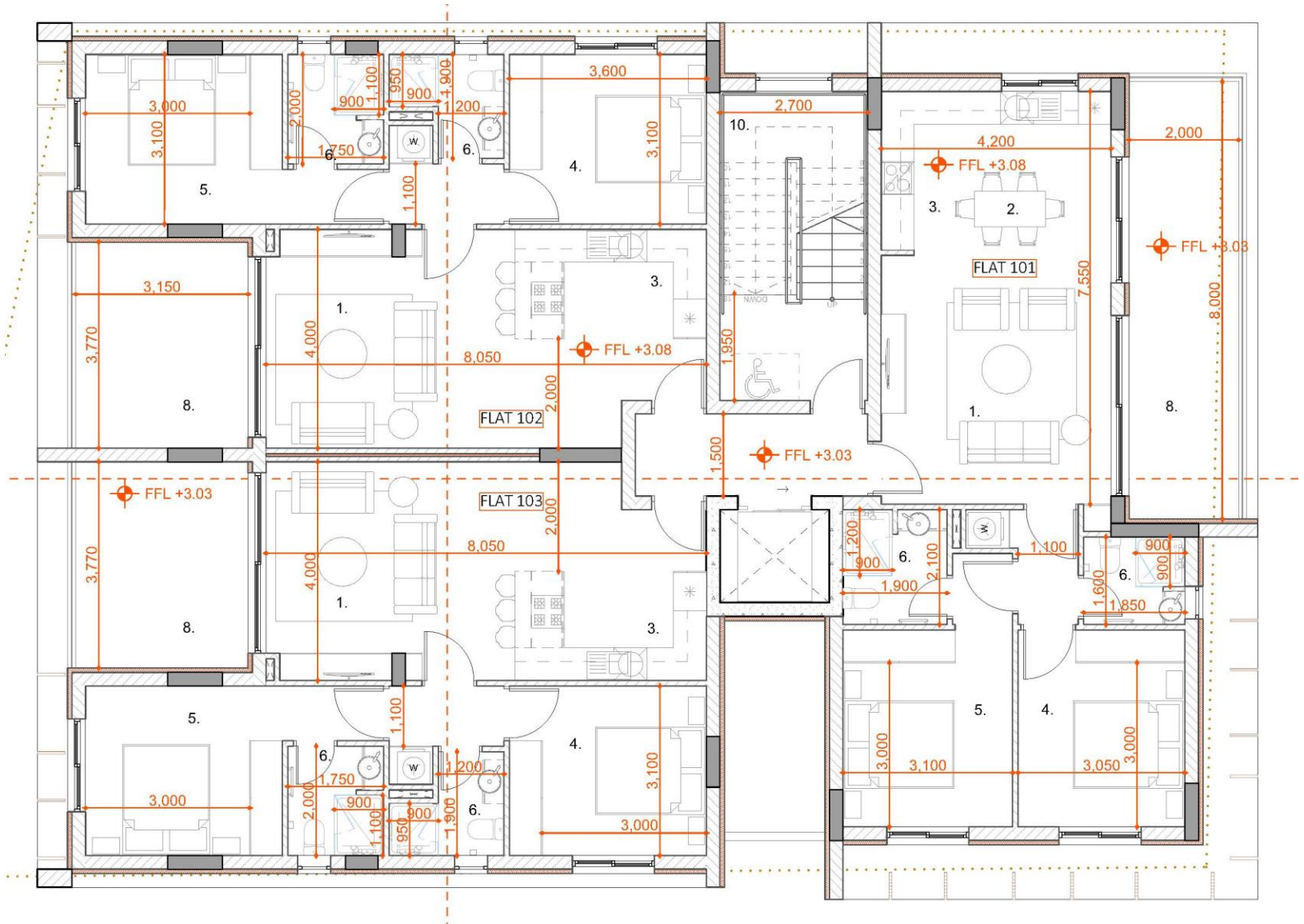


# INTERIOR ARCHITECTURAL PANS

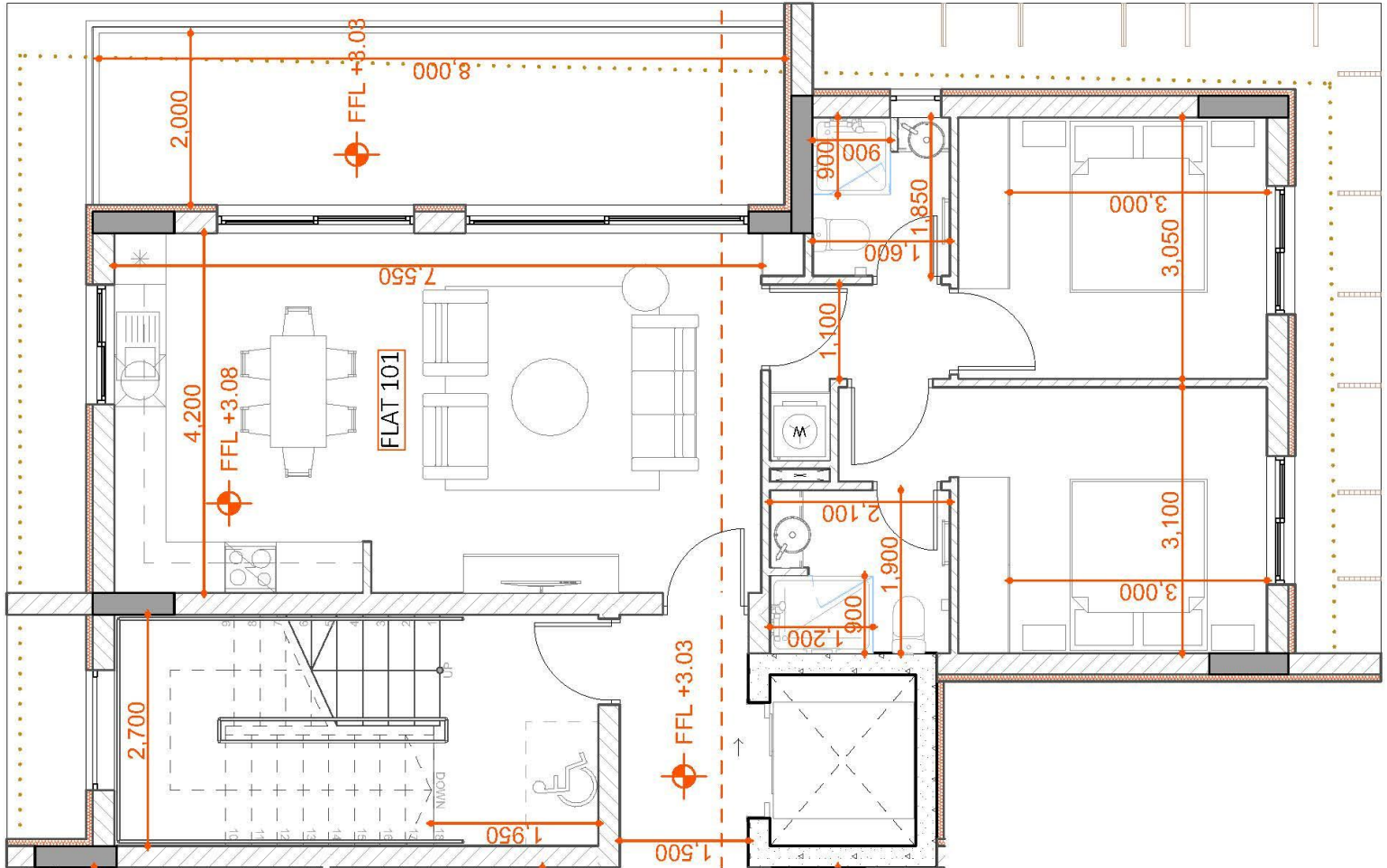




# 1<sup>st</sup> Floor Plan



## APARTMENT 101





## TYPE A - INTERIOR



## TYPE A - INTERIOR





## TYPE A - INTERIOR



## TYPE A - INTERIOR





## TYPE A - INTERIOR



## TYPE A - INTERIOR



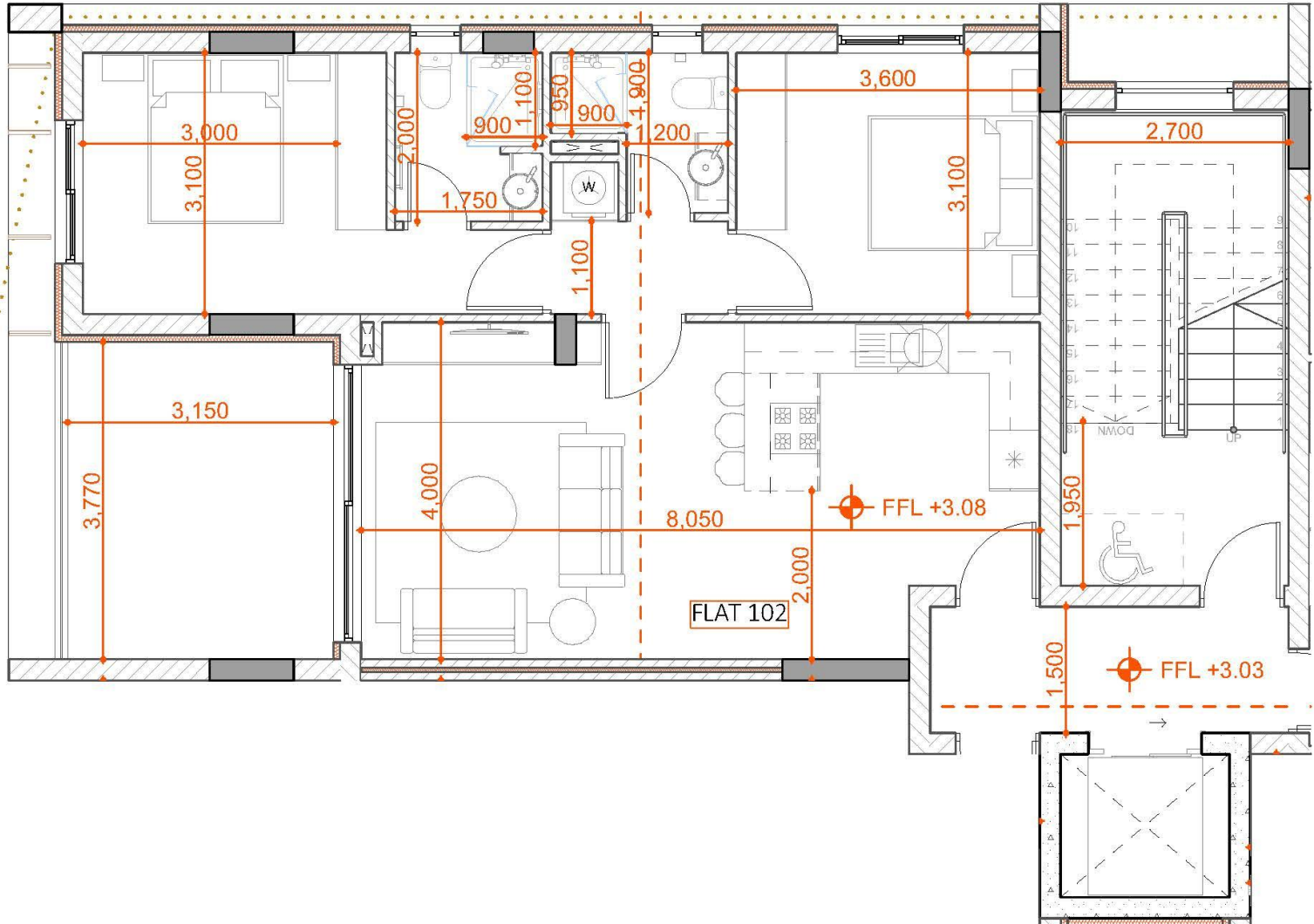


## TYPE A - INTERIOR



# TYPE B - PARK VIEW

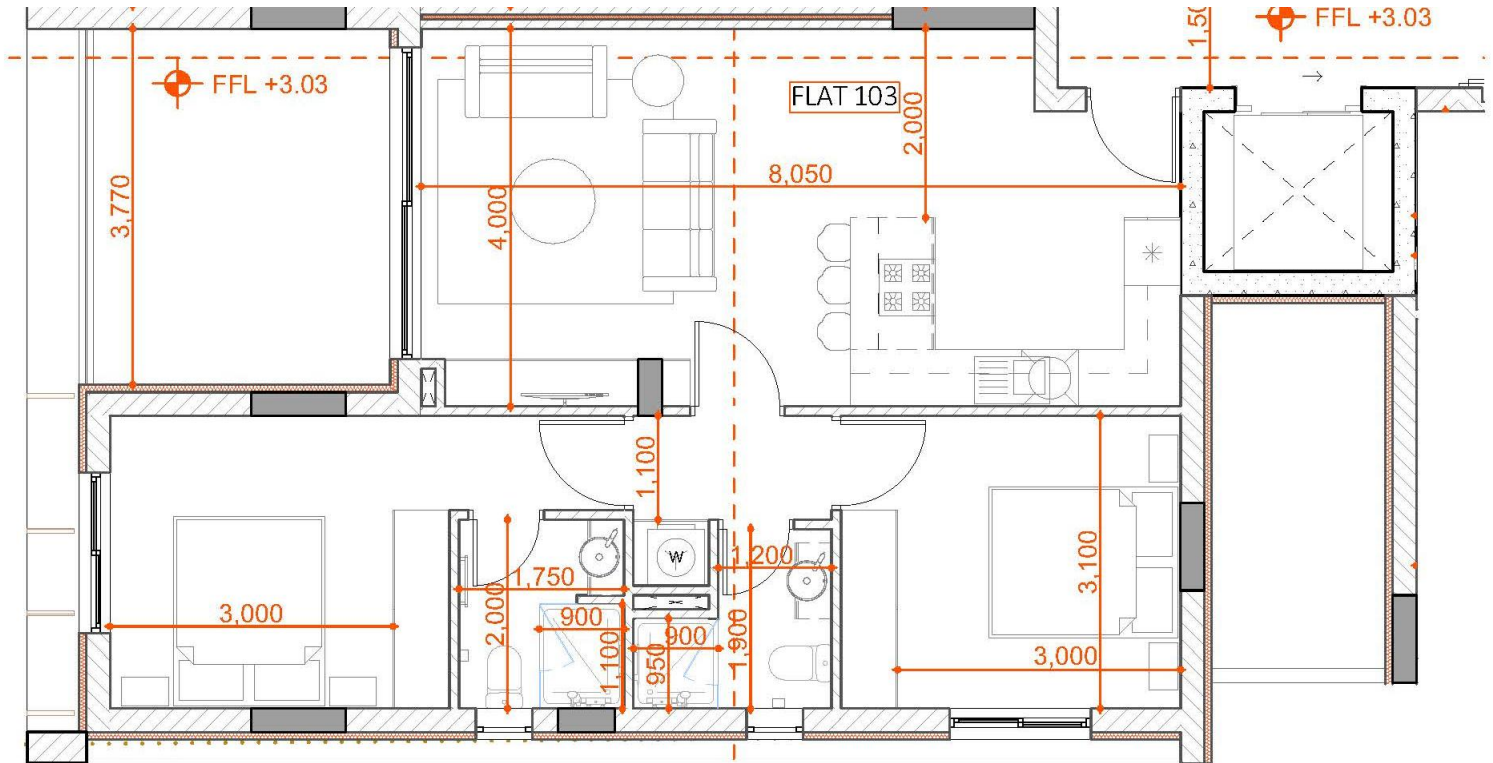
## APARTMENT 102





# TYPE B - PARK VIEW

## APARTMENT 103



## TYPE B - INTERIOR





## TYPE B - INTERIOR



## TYPE B - INTERIOR





## TYPE B - INTERIOR

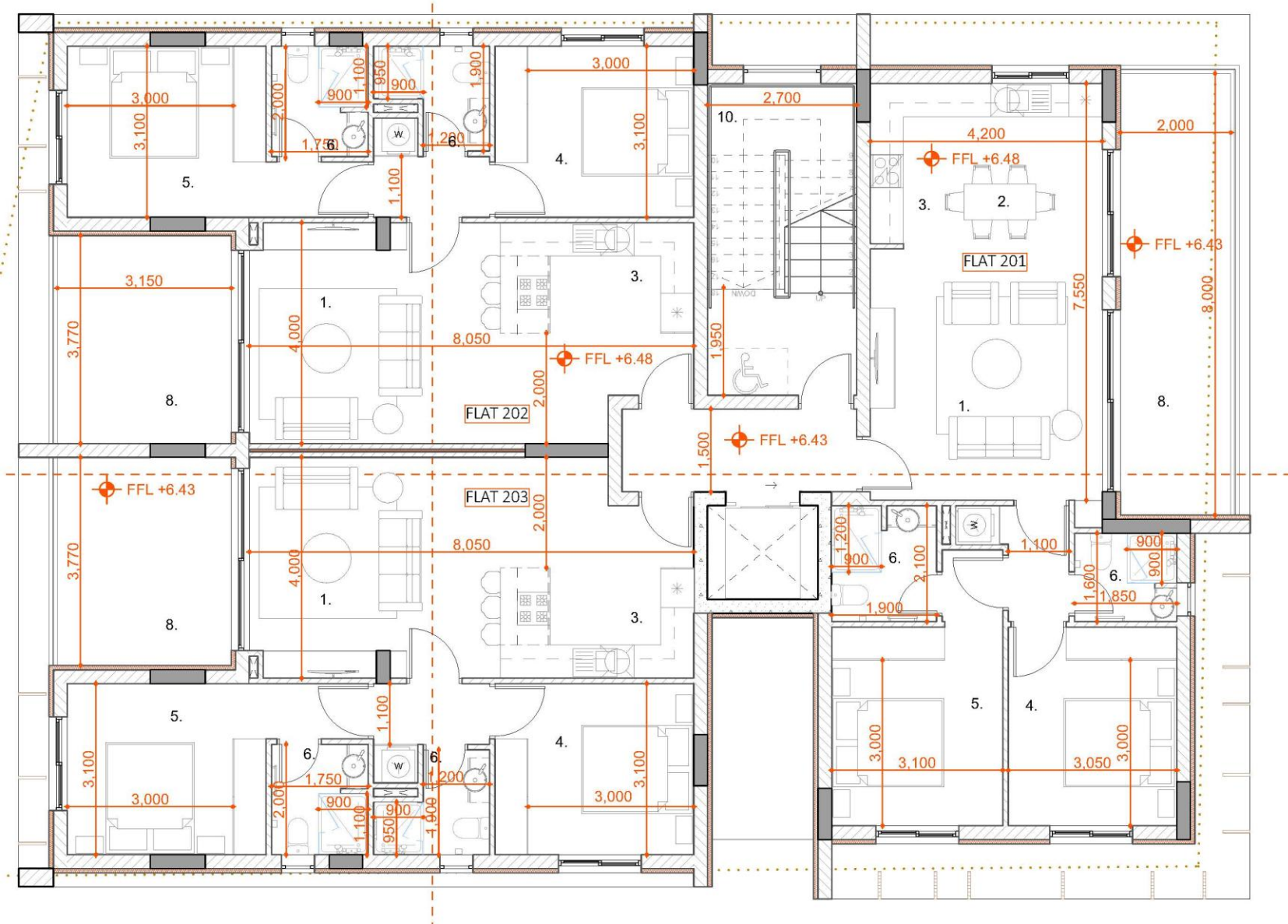


## TYPE B - INTERIOR



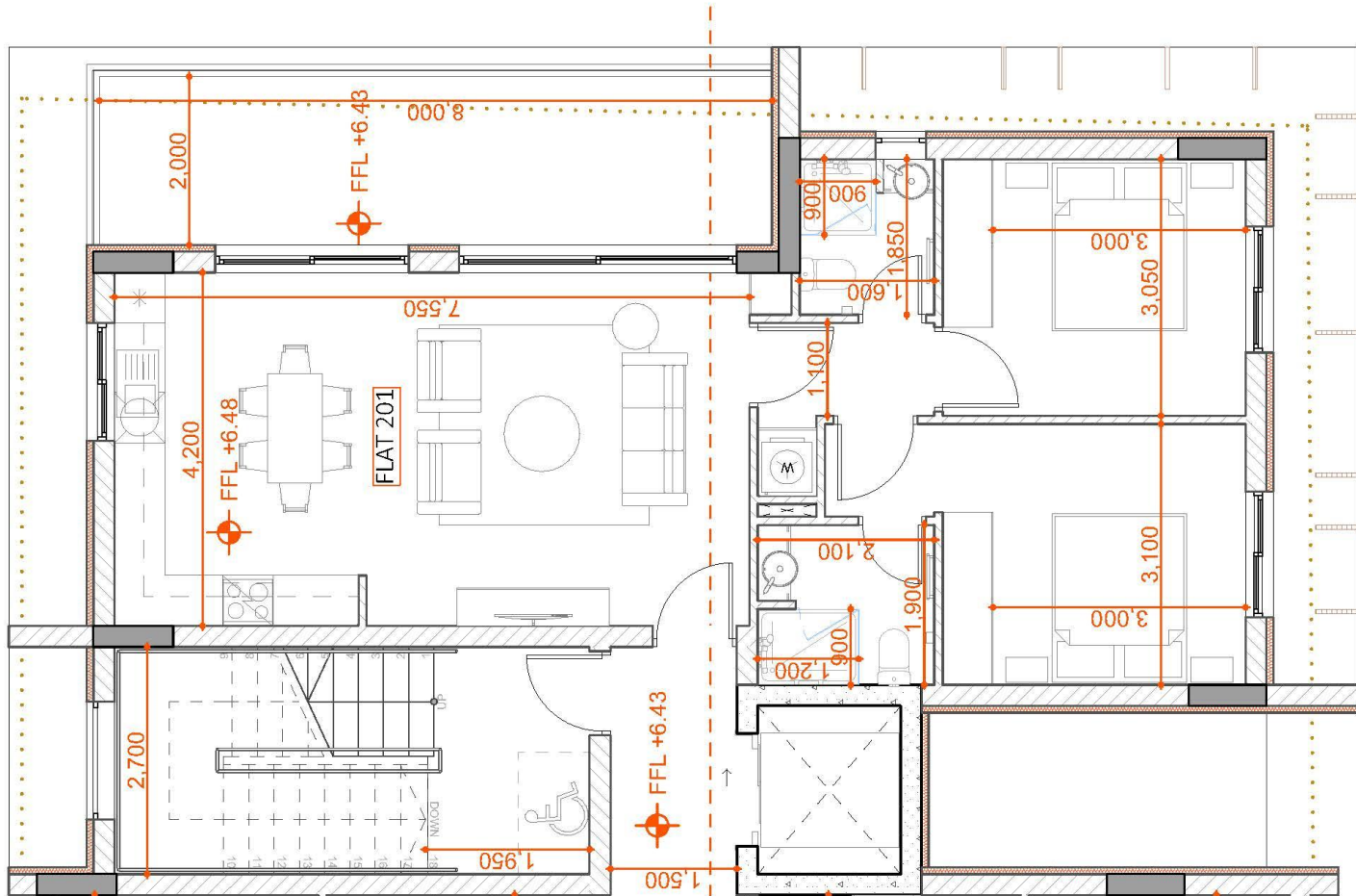


# 2ND Floor Plan



# TYPE A - MUSEUM / ROAD VIEW

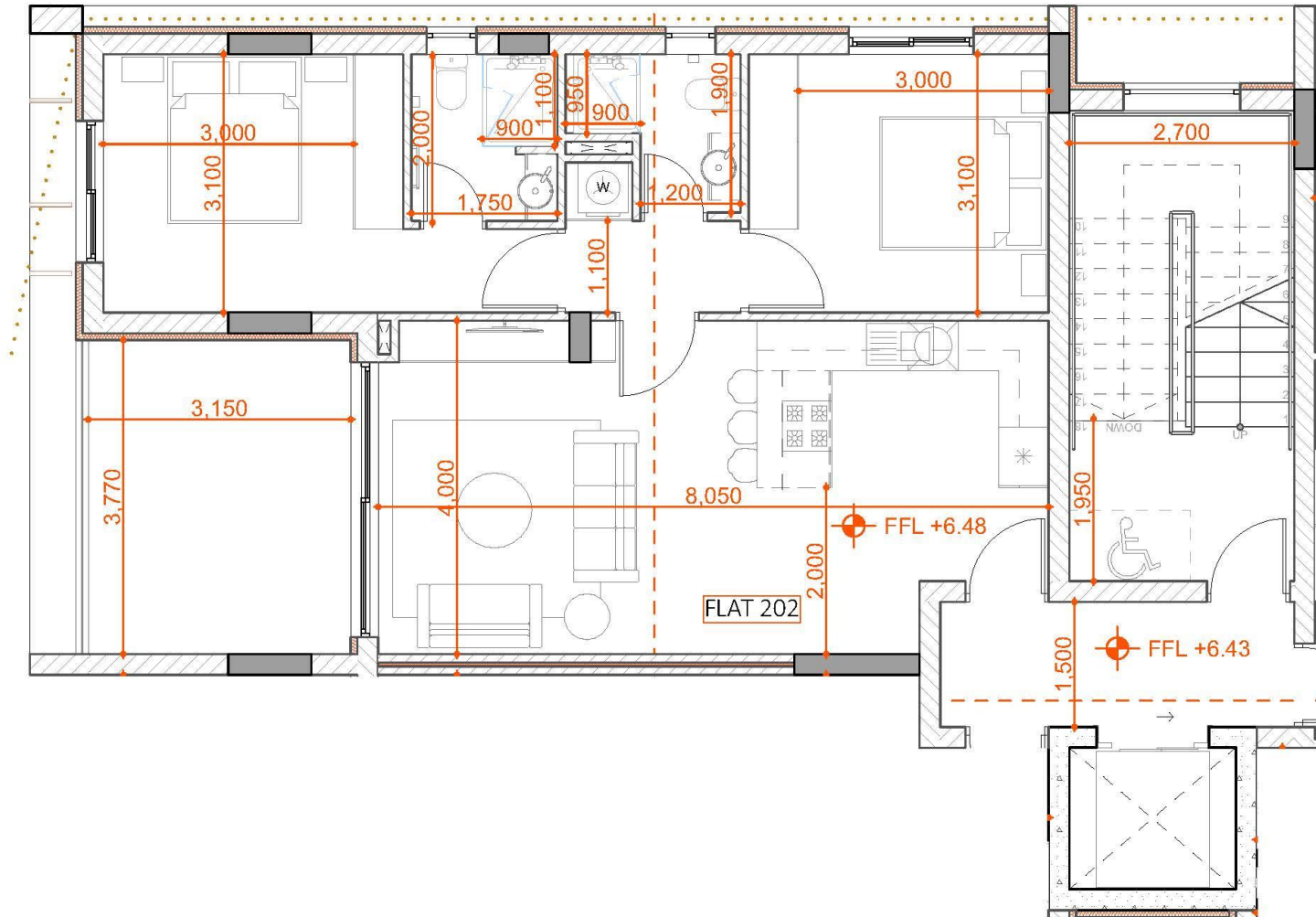
## APARTMENT 201





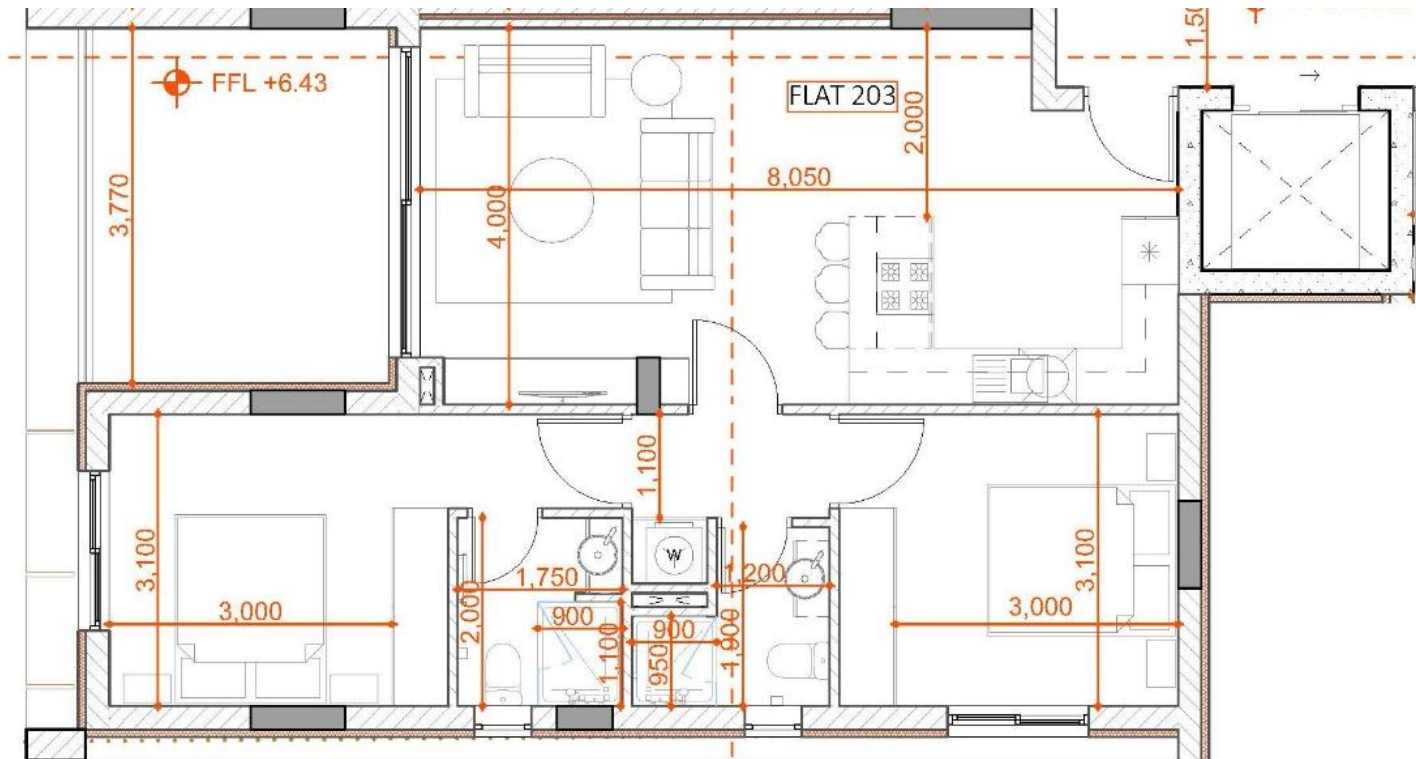
## TYPE B - PARK VIEW

### APARTMENT 202



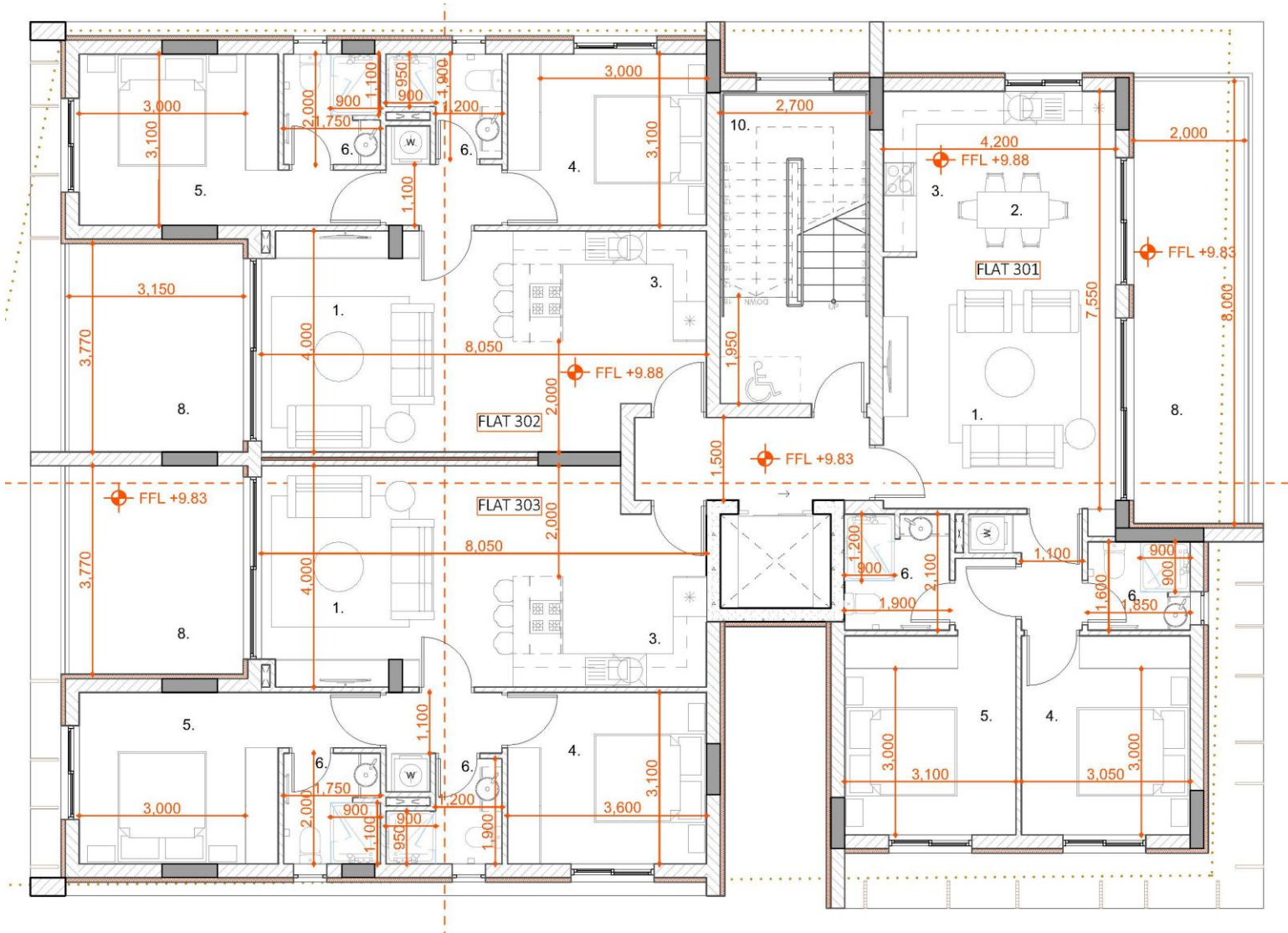
## TYPE B - PARK VIEW

### APARTMENT 203



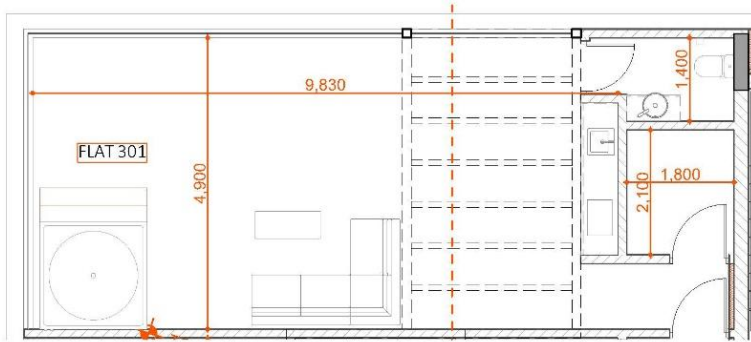


### 3RD Floor Plan

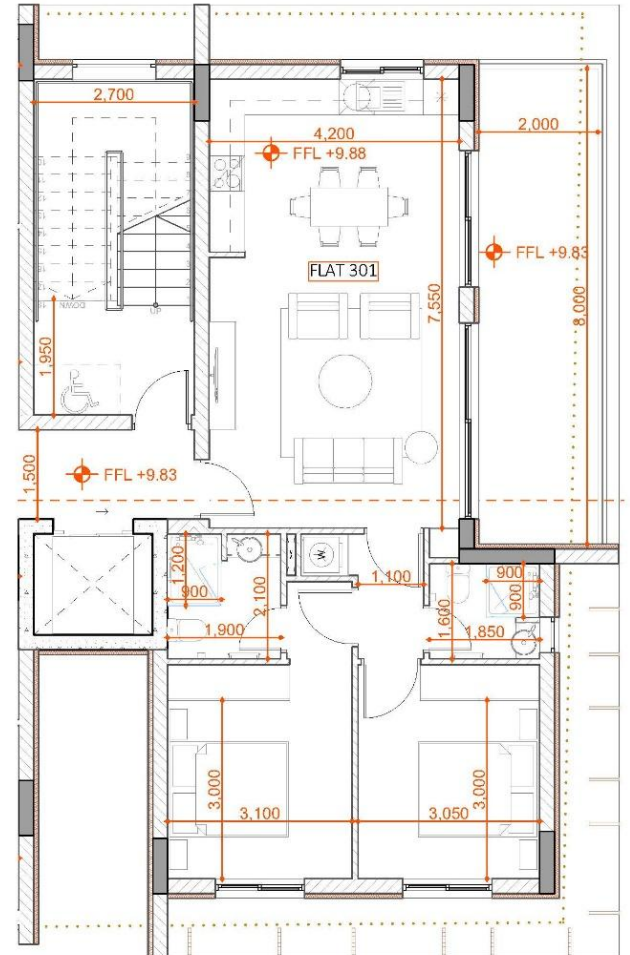


# TYPE A

## 3<sup>RD</sup> FLOOR / PENTHOUSE - 301



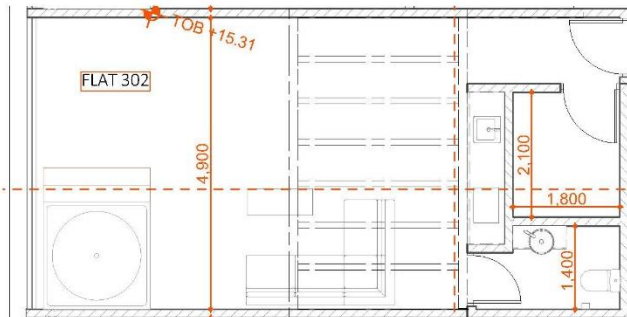
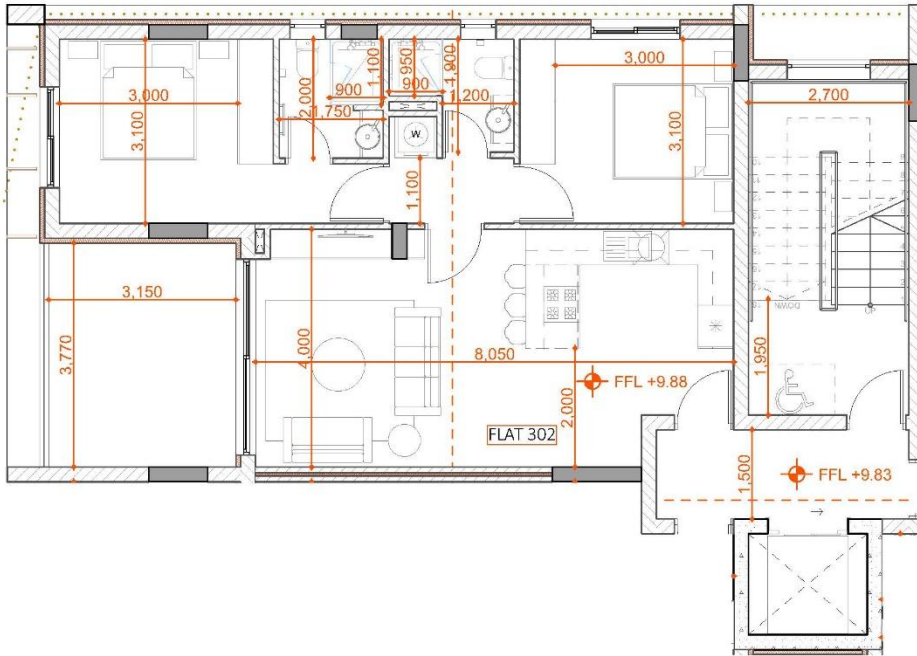
PRIVATE ROOF GARDEN





## TYPE A

### 3<sup>RD</sup> FLOOR / PENTHOUSE - 302

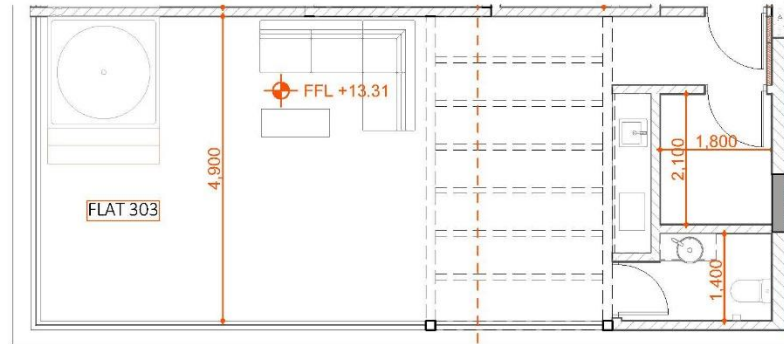


PRIVATE ROOF GARDEN

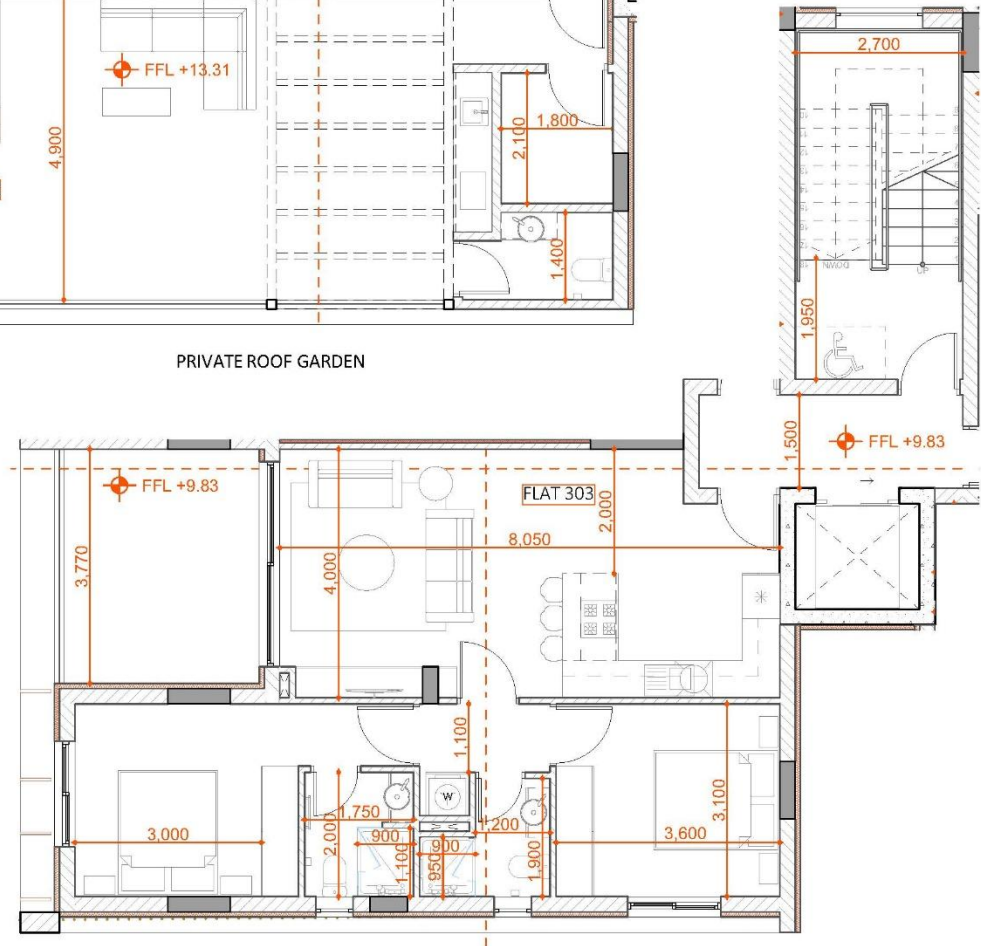


# TYPE A

## 3<sup>RD</sup> FLOOR / PENTHOUSE - 303



PRIVATE ROOF GARDEN





# ROOF GARDENS



## ROOF GARDENS





## ROOF GARDENS





## ROOF GARDENS





# Project Concept and Distribution of Areas

## The Concept:

PARKVIEW offers a refined blend of luxury, comfort, and contemporary design, comprising **nine spacious two-bedroom residences** including 3 penthouses. Uniquely positioned to overlook **Salina Park**, the project embraces a modern architectural aesthetic that harmonizes with its natural surroundings, creating a serene, elegant, and highly livable environment for residents.

## Exceptional features:

- **Prime Location:** Situated in the heart of Larnaca facing Salina Park.
- **High-Quality Construction:** Our development will be built to the highest standards, ensuring durability, energy efficiency, and long-term value for investors.
- **Security and Privacy:** We prioritize the safety and privacy of our residents, implementing state-of-the-art security measures throughout the project.

## Distribution of areas

#	LEVEL	TYPE	BEDS	BATH	Net Internal Area	Covered Balconies	Terrace	Total Area
1	1ST 1	101	2	2	78	18		106
2	1ST 2	102	2	2	76	13		100
3	1ST 3	103	2	2	77	13		101
4	2ND 1	201	2	2	78	18		106
5	2ND 2	202	2	2	76	13		100
6	2ND 3	203	2	2	77	13		101
7	PENTHOUSE 1	301	2	3	87	18	56	152
8	PENTHOUSE 2	302	2	3	85	13	56	152
9	PENTHOUSE 3	303	2	3	86	13	56	152

## **Parkview offers sophisticated architecture, refined interiors, and superior finishing:**

- *Covered parking*
- *Storage*
- *Roof Terraces include Open Kitchen, WC & Shower and a Storage*
- *Anti-earthquake reinforced concrete footings, columns, beams, and slabs*
- *Luxury ceramic tiles in the entrance, living area, and kitchen*
- *Luxury ceramic tiles in all bedrooms and bathrooms*
- *Granite countertop and work surface in the kitchen*
- *European kitchen cabinets*
- *Laufen, Duravit, or equivalent sanitary ware for all bathrooms*
- *Grohe sanitary fittings or equivalent for all bathrooms*
- *16 mm glass railing on balconies*
- *Complete installation of all AC DX invertors units in reception areas and bedrooms*
- *Energy-efficient double-glazed thermal windows and doors*
- *External brick walls with high thermal insulation*
- *All flat roofs fitted with thermal insulation*
- *European-made internal doors painted in high-gloss finish*
- *European-made wardrobes with drawer units and soft-closing hinges*





**Book Now:**

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[www.udc.cy](http://www.udc.cy)