



PARKVIEW



Another project by

UDC URBAN DREAM
COLLECTION

PARKVIEW RESIDENCE

Your Home Beside the Park



SALINA PARK LARNACA

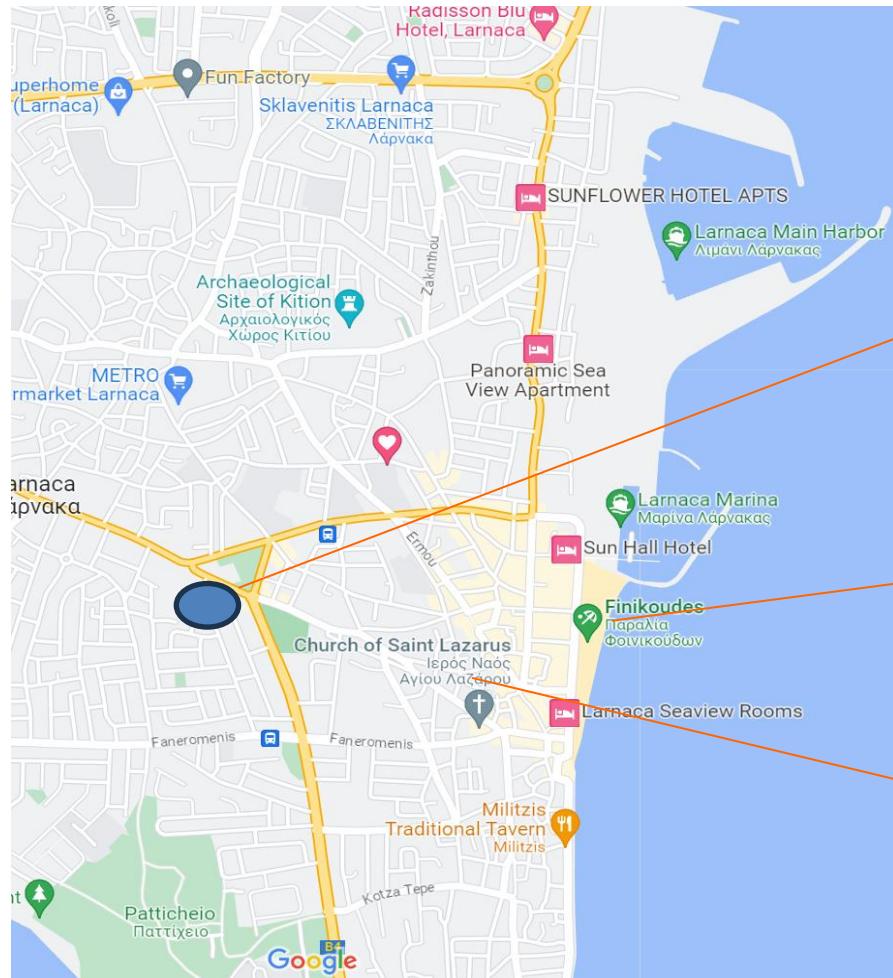




Located on the Lush Salina Park, **PARKVIEW** residences aim to provide high-quality, luxurious, living spaces for those who seek comfort, tranquility, and convenience.

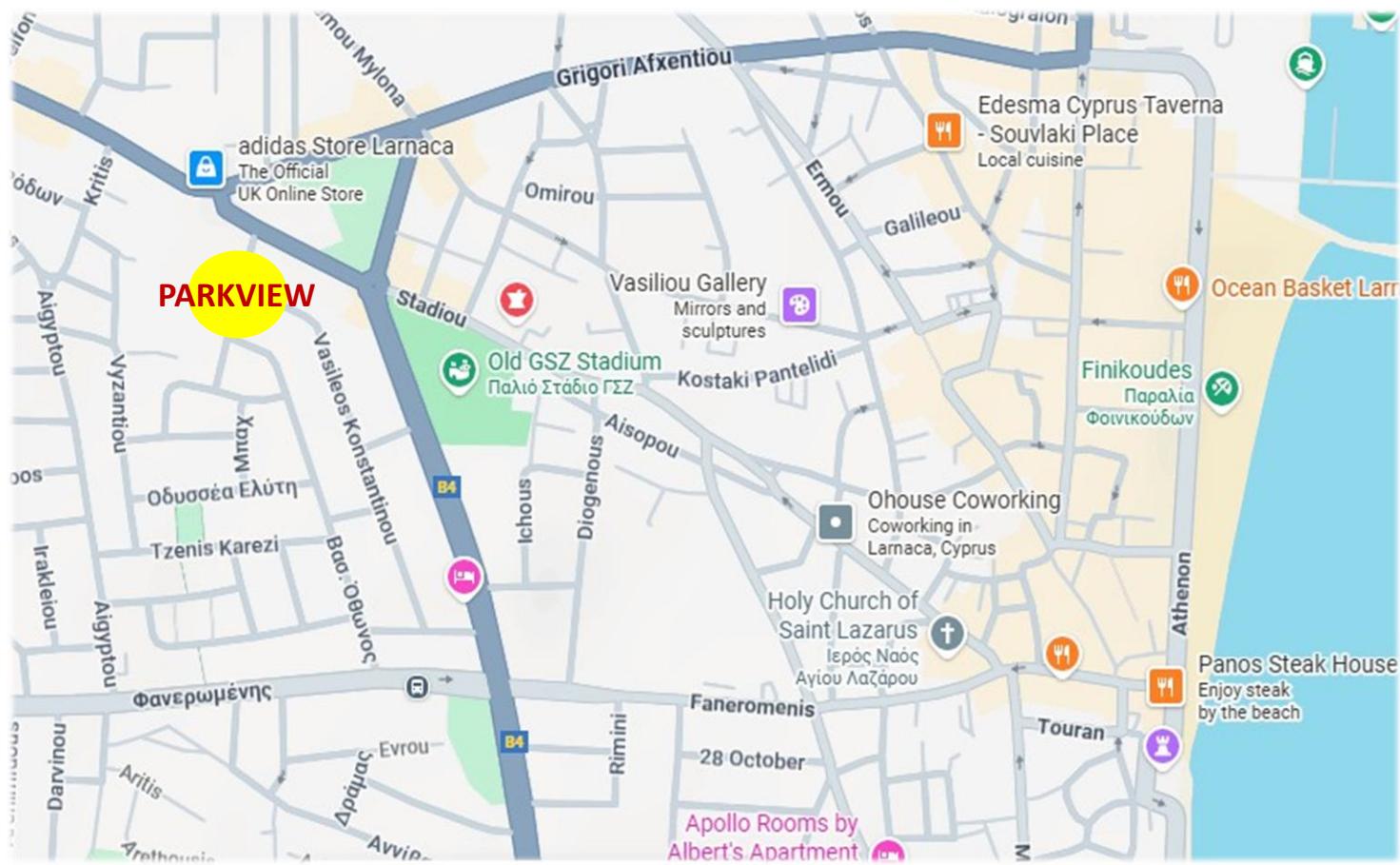
Project Location

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



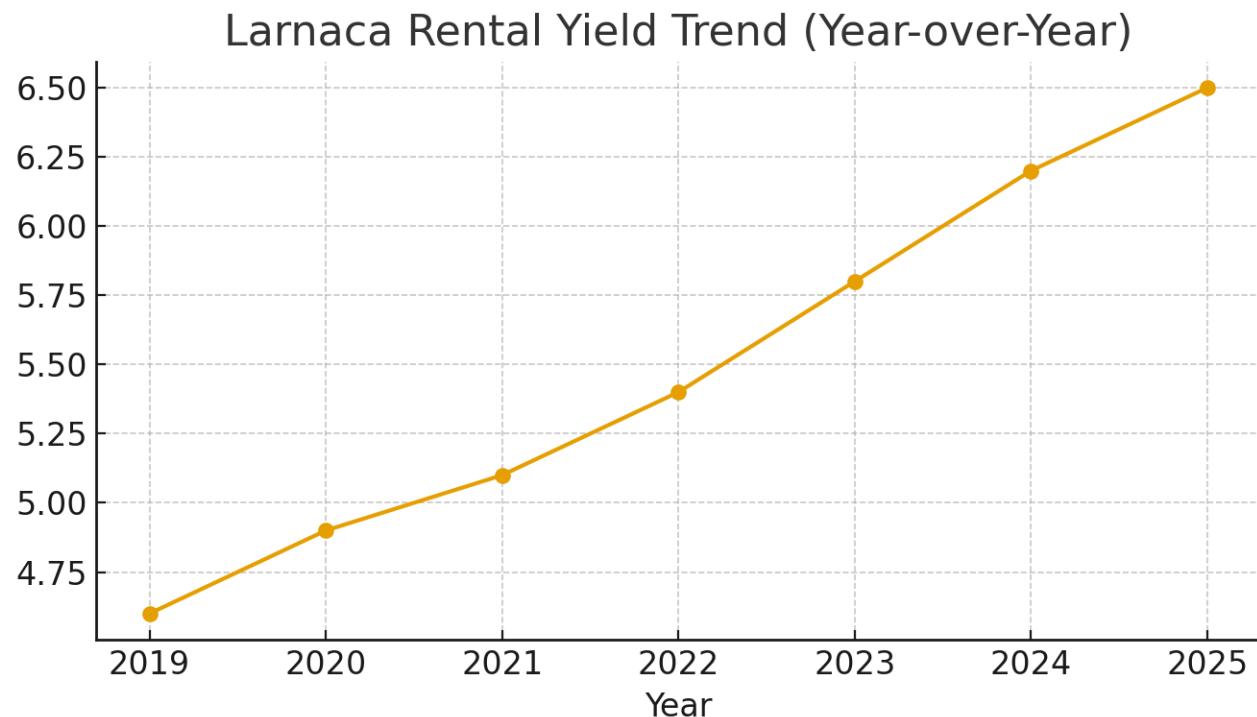
Project Immediate Environment

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

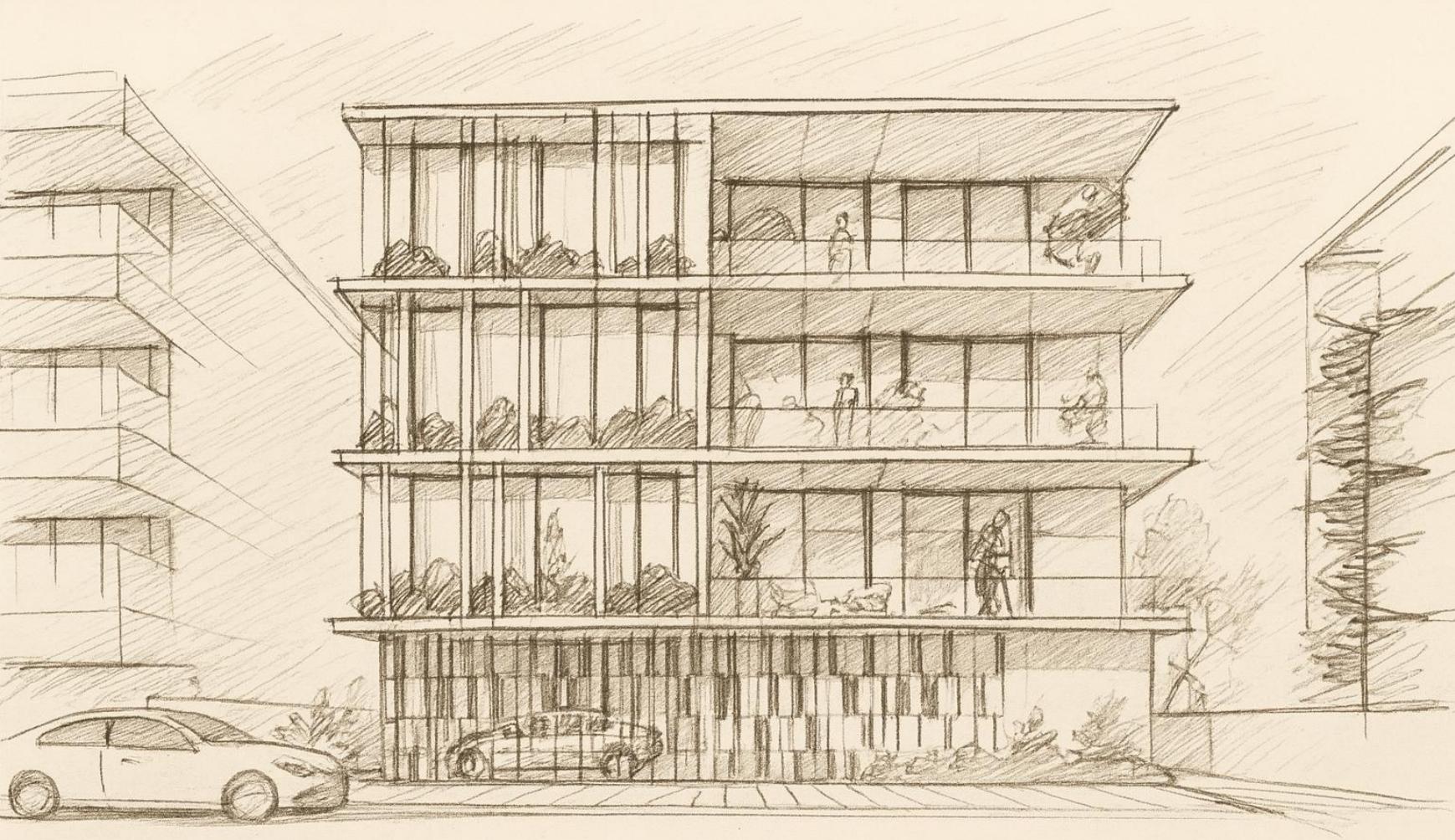




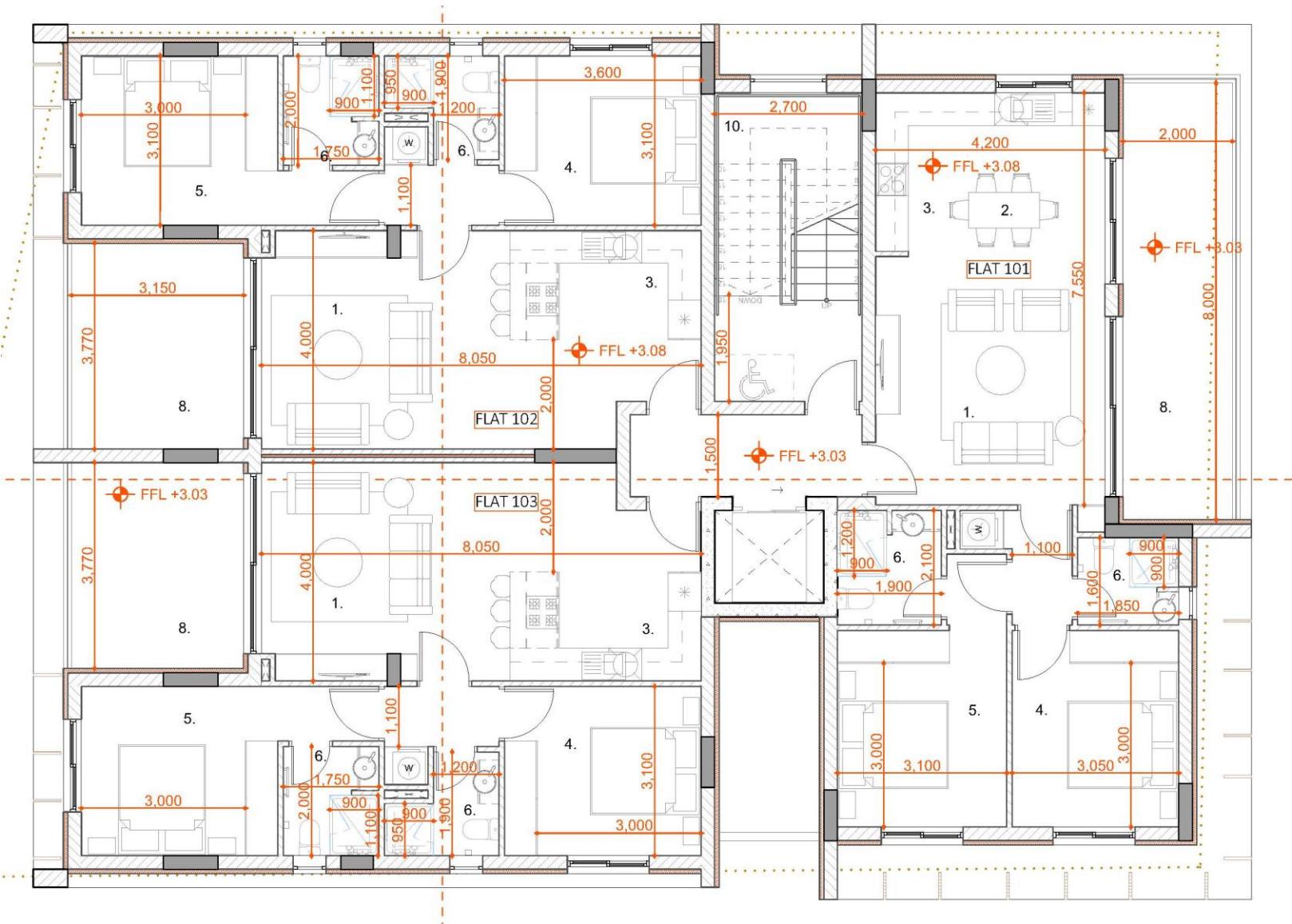




INTERIOR ARCHITECTURAL PANS

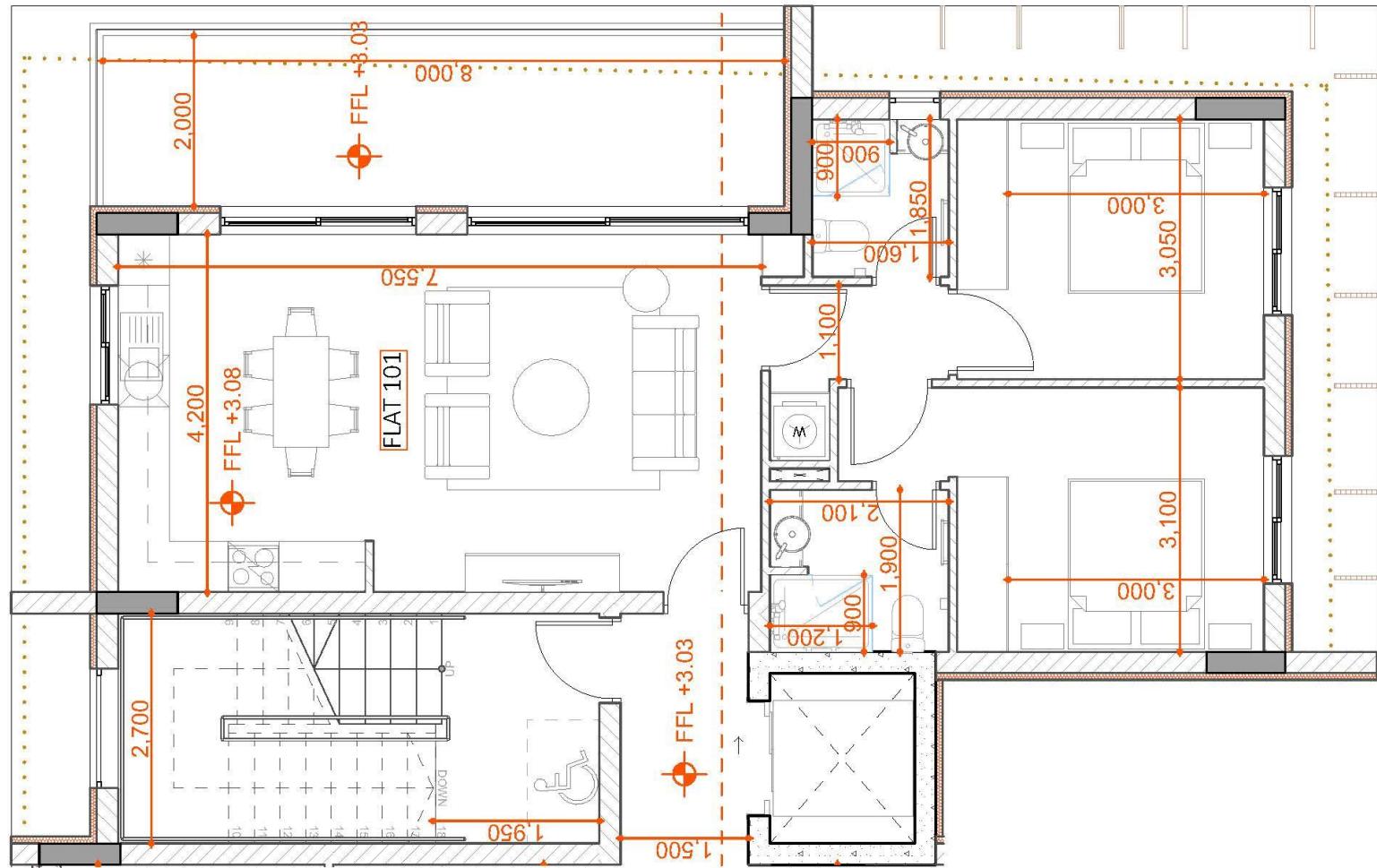


1st Floor Plan



TYPE A - MUSEUM / ROAD VIEW

APARTMENT 101



TYPE A - INTERIOR



TYPE A - INTERIOR



TYPE A - INTERIOR



TYPE A - INTERIOR



TYPE A - INTERIOR



TYPE A - INTERIOR

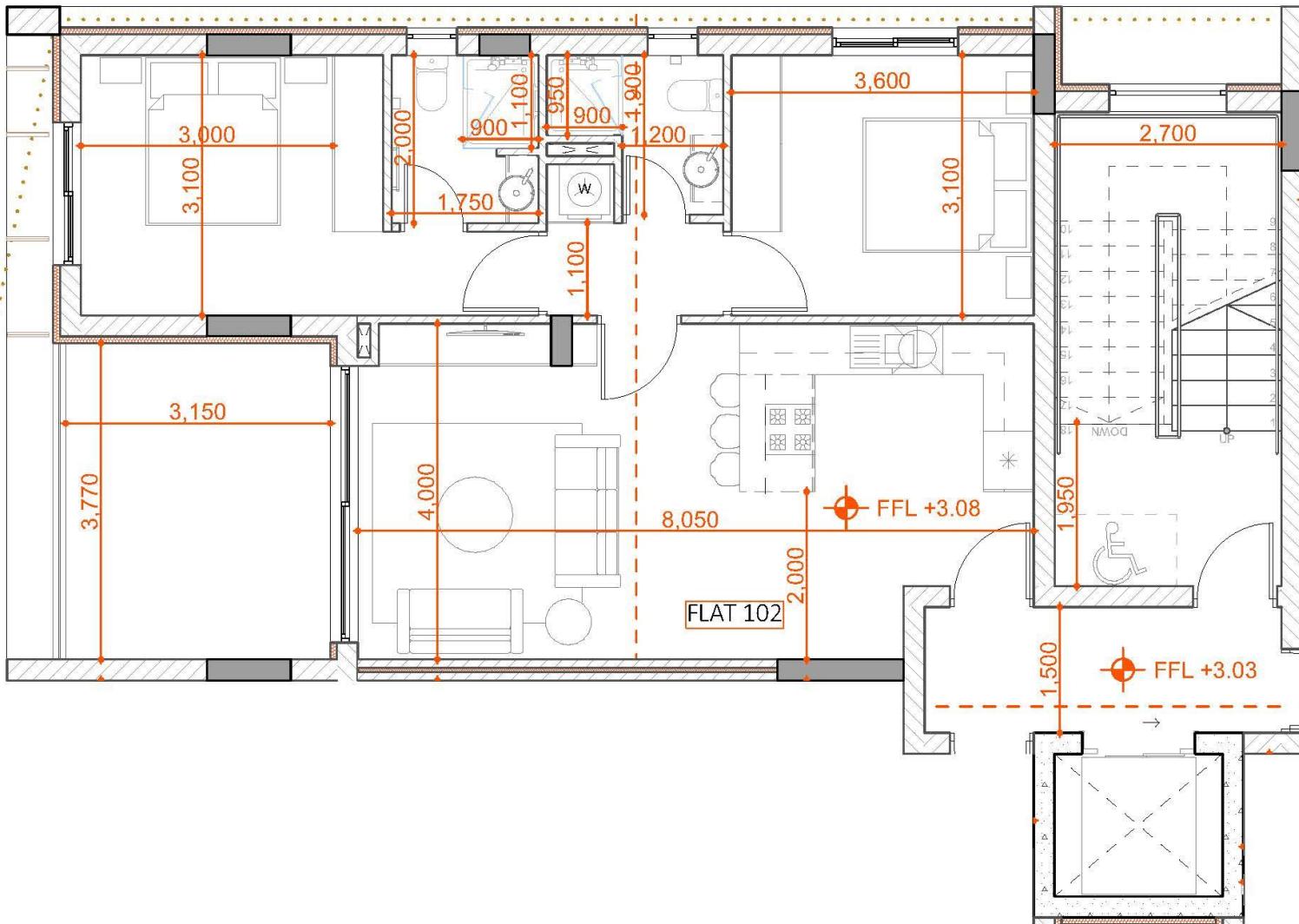


TYPE A - INTERIOR



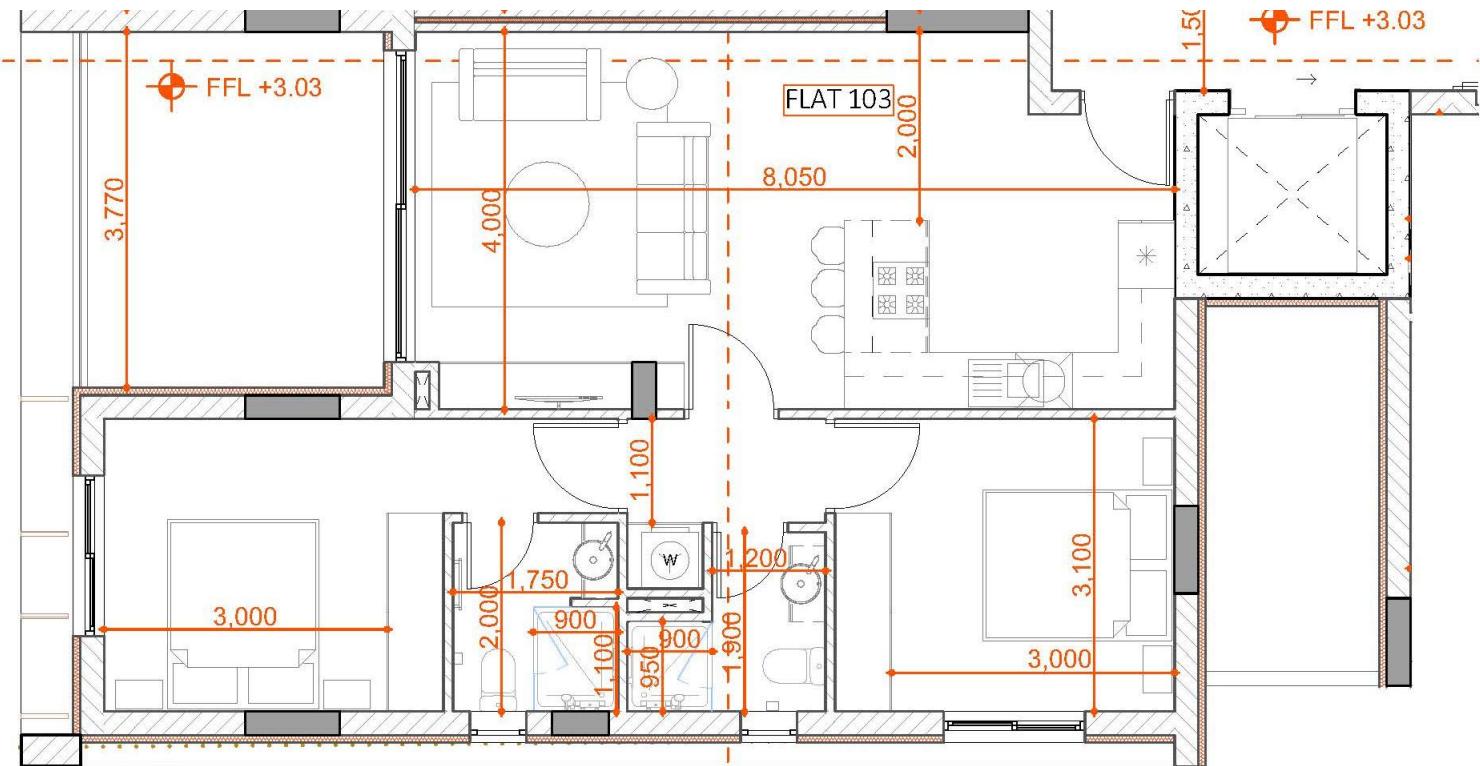
TYPE B - PARK VIEW

APARTMENT 102



TYPE B - PARK VIEW

APARTMENT 103



TYPE B - INTERIOR



TYPE B - INTERIOR



TYPE B - INTERIOR



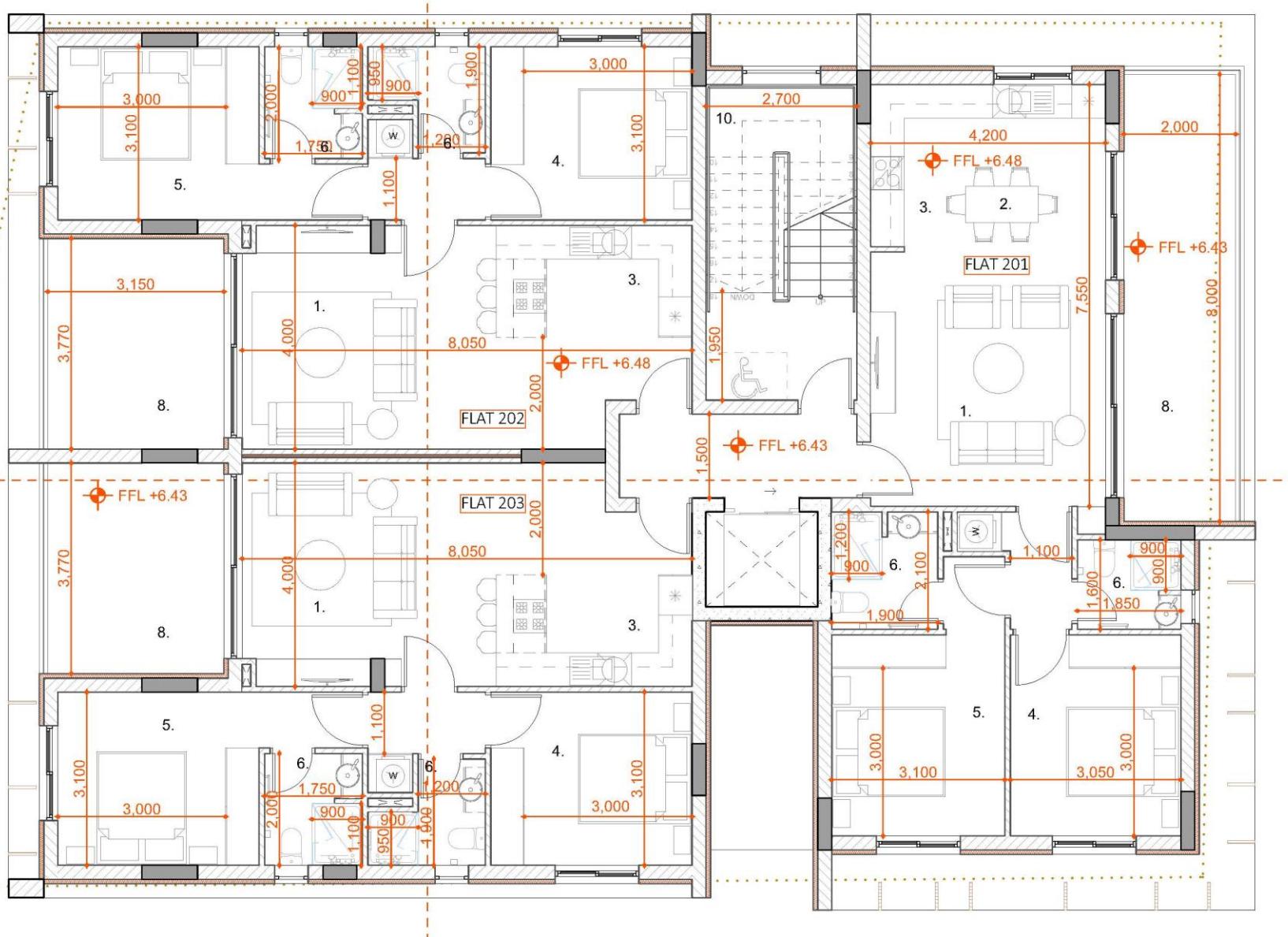
TYPE B - INTERIOR



TYPE B - INTERIOR

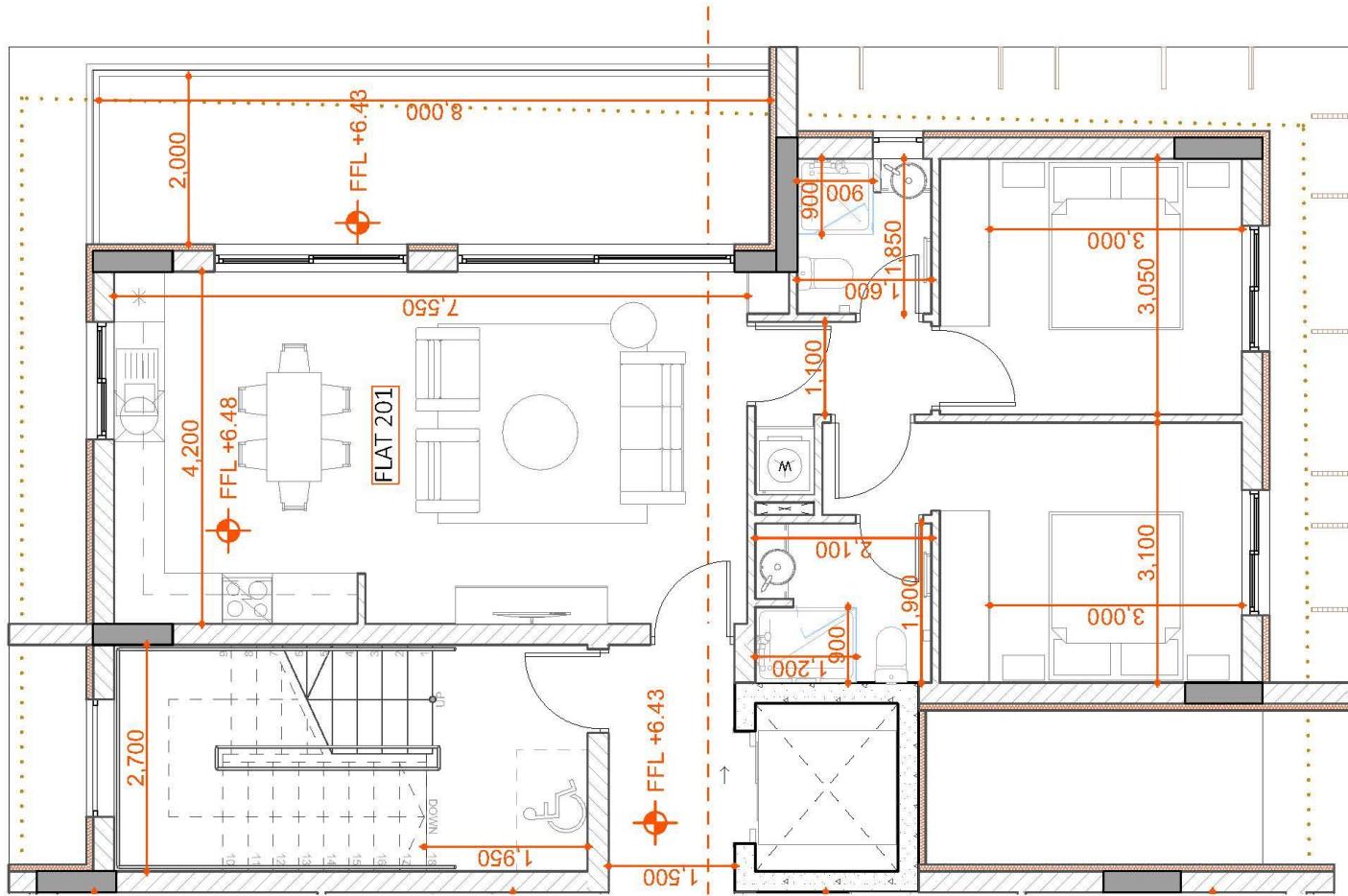


2ND Floor Plan



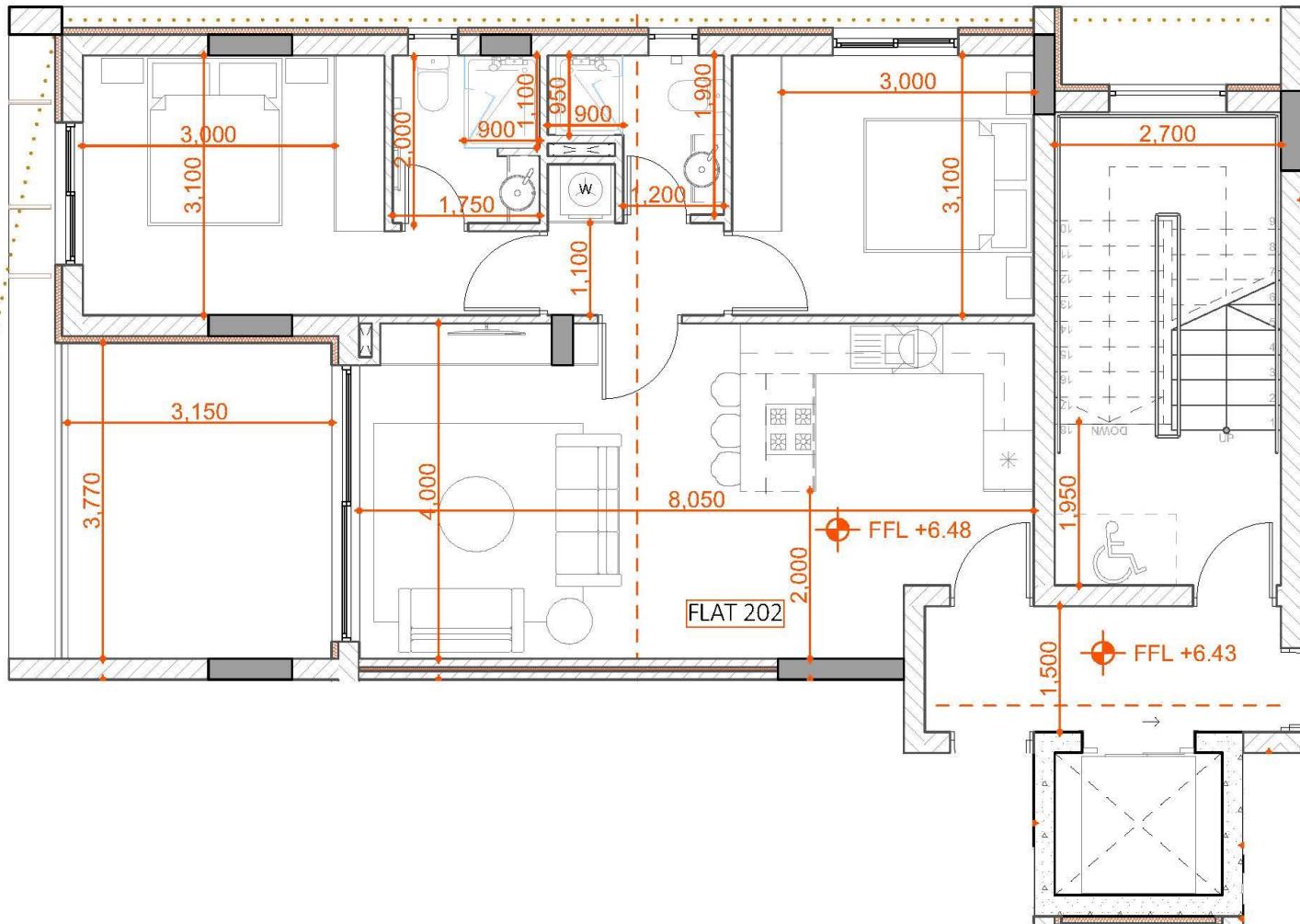
TYPE A - MUSEUM / ROAD VIEW

APARTMENT 201



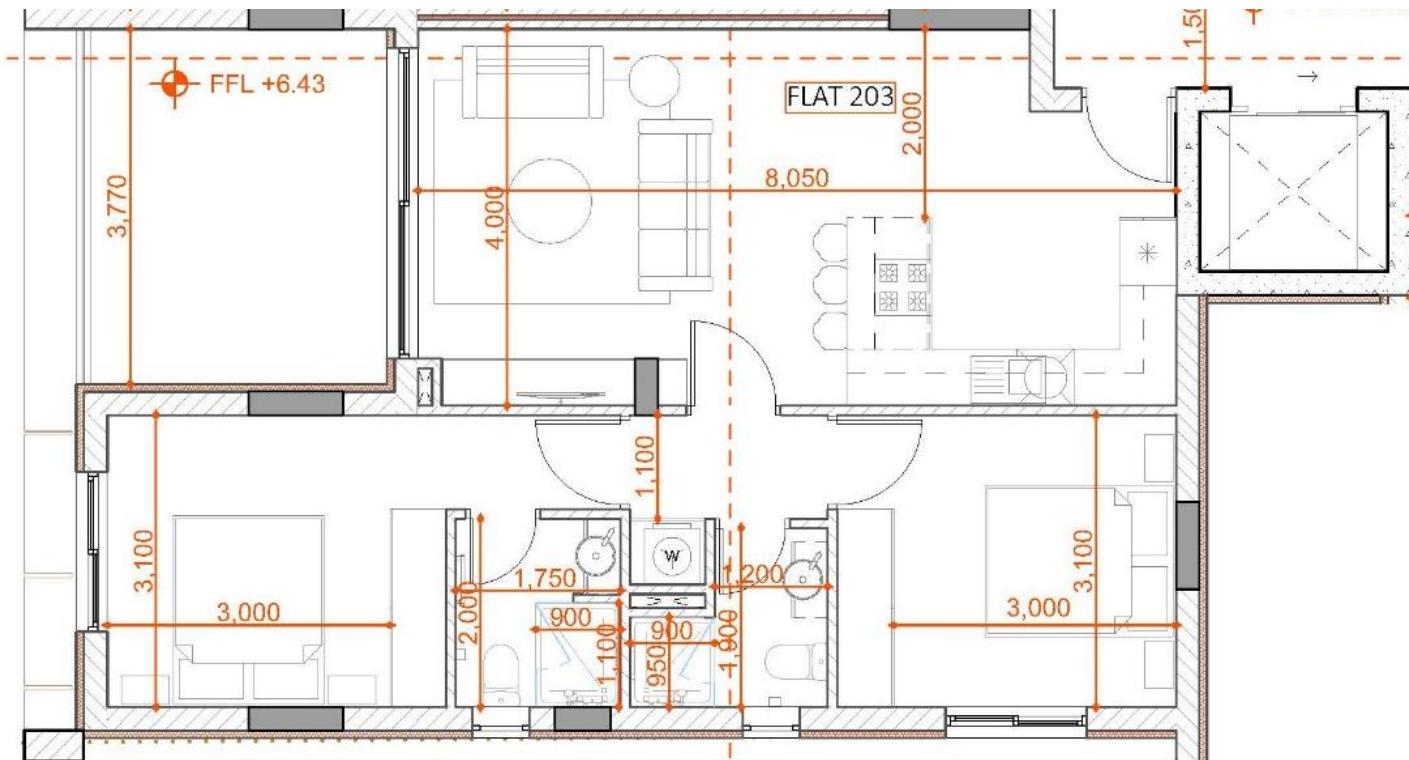
TYPE B - PARK VIEW

APARTMENT 202

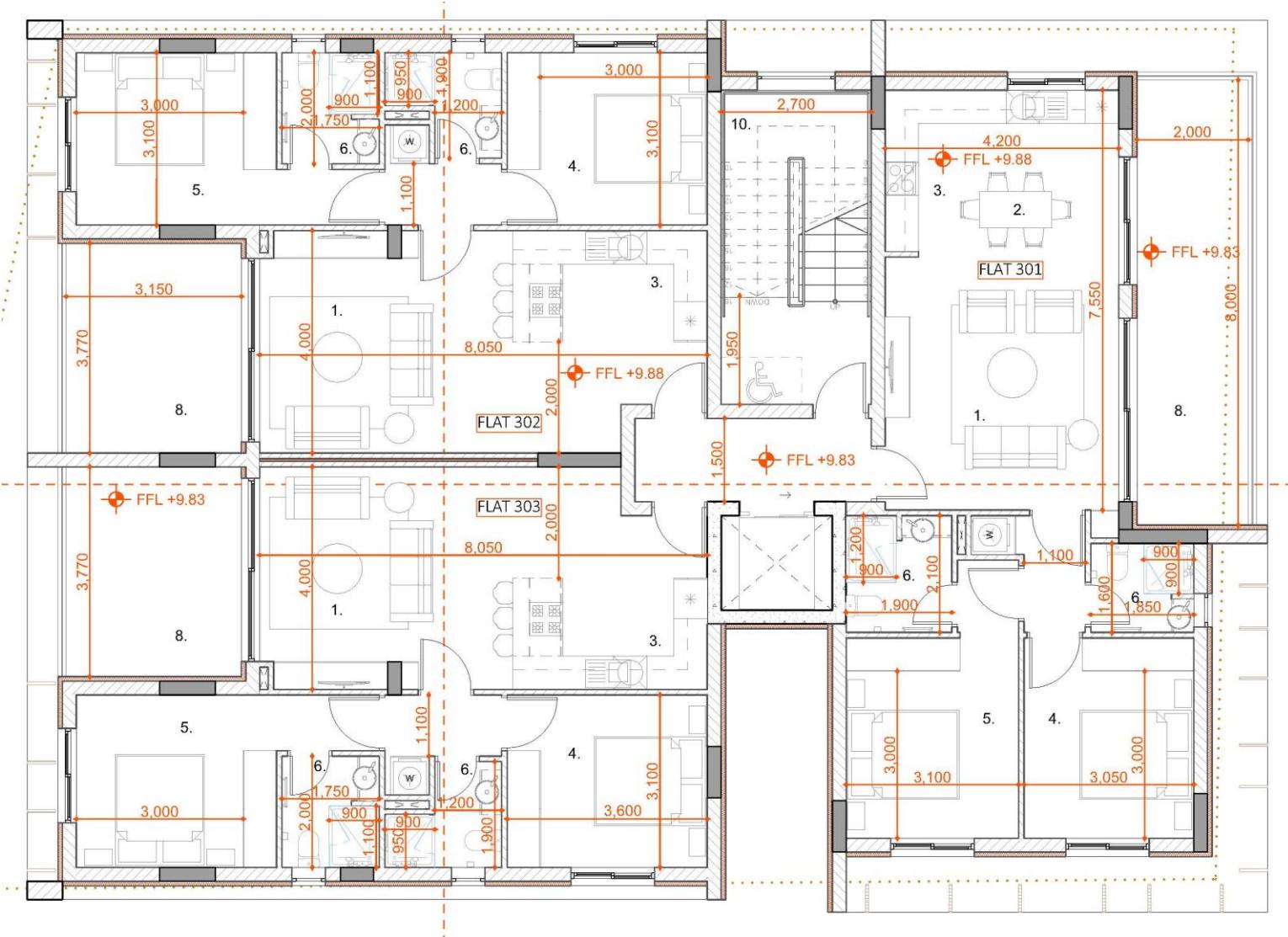


TYPE B - PARK VIEW

APARTMENT 203

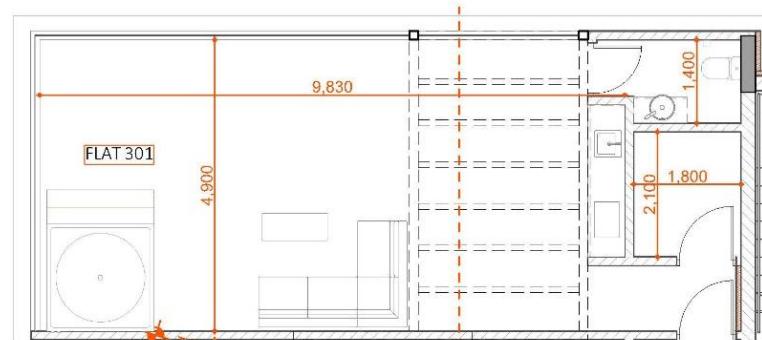


3RD Floor Plan

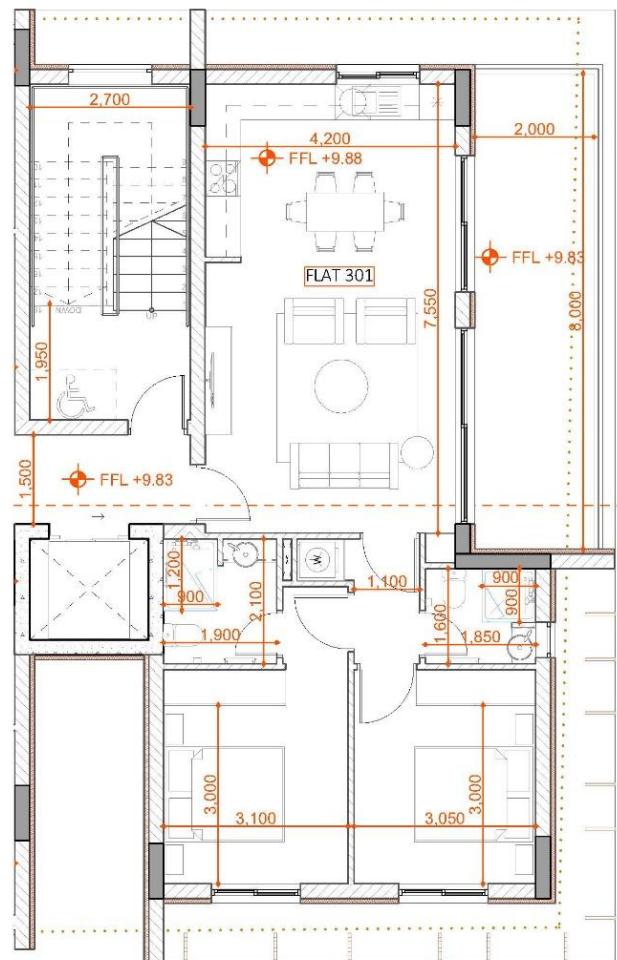


TYPE A

3RD FLOOR / PENTHOUSE - 301

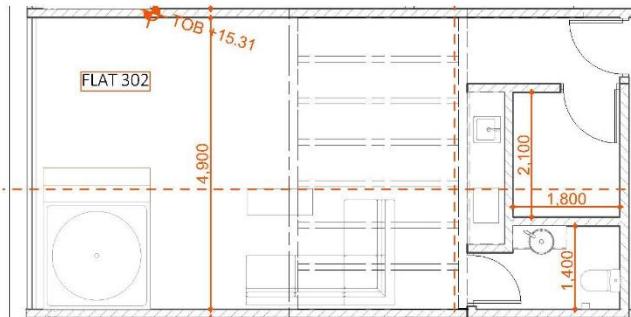
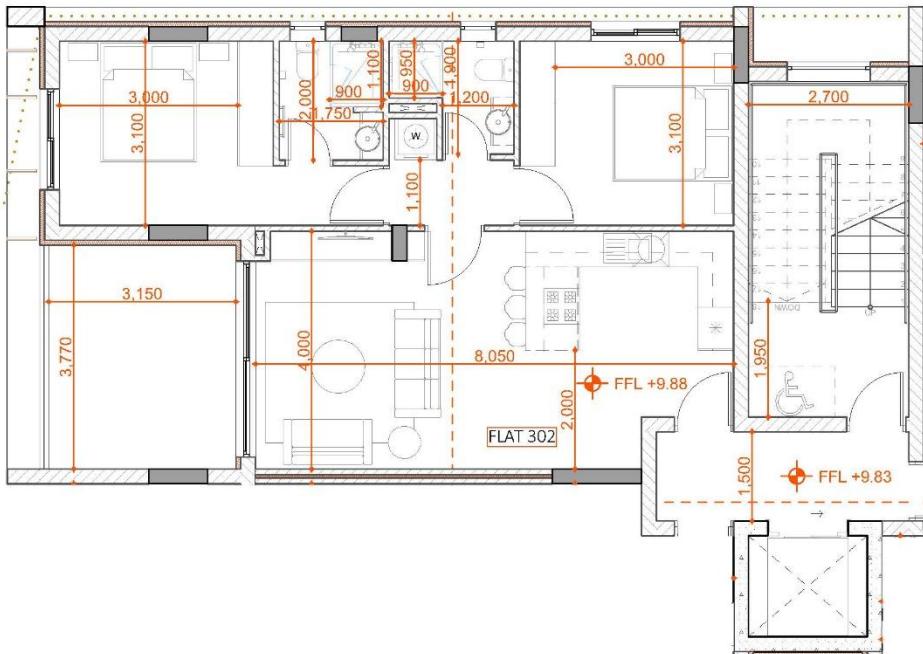


PRIVATE ROOF GARDEN



TYPE A

3RD FLOOR / PENTHOUSE - 302



PRIVATE ROOF GARDEN

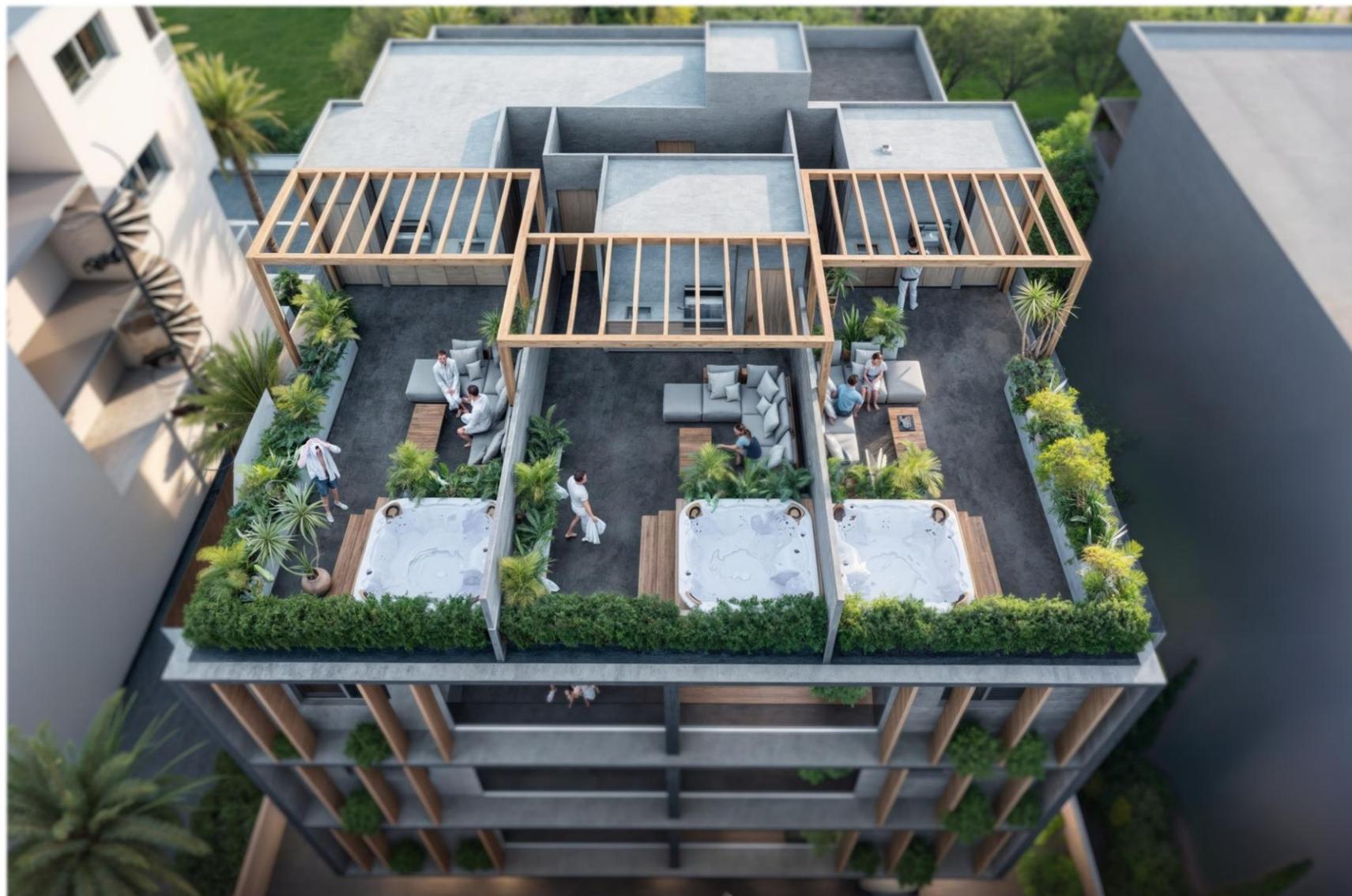


TYPE A

3RD FLOOR / PENTHOUSE - 303



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*



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