



AMORÉ
CITY
Larnaca

1. Project Vision

Amora City is a prestigious gated residential community in the heart of Larnaca, combining a high construction standard, an advanced community-oriented concept, and smart future-ready infrastructure.

The project includes:

- 10 buildings, averaging 5 floors each
- Apartments with 1–3 bedrooms
- Garden apartments with private jacuzzis
- A private parking space and storage room for every apartment in the project

This is a residential concept that is uncommon in Larnaca – a true gated community with full control over access and security systems.

2. The Developers – Financial Stability and Proven Experience

The project is developed through a partnership between:

Matti Zinder

Co-owner of the high-tech investment fund - **D.B**

Extensive financial and investment background, with experience in capital management and long-term investments.

Moshe Miller

Co-owner of **Shoval Engineering Group**

over 40 years of entrepreneurial and execution experience in real estate, management of complex projects, and leadership of planning and construction processes.

Financial Strength – Key Talking Points

- Strong financial backing and significant independent financing capability
- Experience in risk management and budget control
- Use of advanced management methodologies
- Long-term strategic partnership, not a one-off initiative
- Focus on value creation and long-term asset appreciation

Investor Message:

This is a project with a solid financial foundation, enabling controlled, professional, and reliable execution.

3. Concept – Gated Urban Resort

The complex is designed as a closed community:

- Large, controlled entrance gate
- CCTV security system in all of the compound
- Chip-based access control
- Massive green landscape planning
- Privacy and quiet within a central urban area

The project offers an “urban resort” living experience – combining central location with comfort, security, and high quality of life.

4. Amenities and Added Value

- Private swimming pool for residents
- Gym
- Children’s club
- Shared co-working spaces
- Green areas and seating corners

This is a complete lifestyle model – a significant factor in increasing property value and rental potential.

5. Technical Specifications – Premium Standard

- Full air conditioning in all apartments
- Smart home system
- Infrastructure preparation for electric vehicle charging stations
- Preparation for photovoltaic solar systems
- 120×60 flooring tiles – selection options available
- Concealed toilet's water tank
- Luxury faucets
- Kitchens available in several design options

The specifications position the project in the **Premium** category relative to the local market.

6. Strategic Location in Larnaca

The project is located in a central and developing urban area, close to:

- The main shopping mall
- Olympic swimming pool
- Tennis and padel courts
- Sports centers
- Central hospital
- Football stadium

The combination of centrality with a quiet, gated environment creates a clear competitive advantage.

7. Potential Target Audiences

- Local families
 - Relocation professionals (doctors, sports professionals, executives)
 - Israeli and European investors
 - Young couples seeking a community-oriented concept
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8. Strategic Messages for Investor Conversations

- This is not just another group of buildings – it is a closed community concept.
- Strong financial backing and proven development experience.
- Specifications and location support long-term value.
- Product rarity in Larnaca creates strong appreciation potential.

Bank financing may be available subject to the client's personal data.

It is also possible to sign with a management company that will handle third-party rentals. Various tracks are available.
