



Bayside Residences

www.LivadhiofisDevelopers.com



**LIVADHIOTIS
DEVELOPERS**

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Bayside Residences

Bayside Residences is an exclusive 6 storey development comprising 6 units. The project has a selection of exclusive 2 bedroom apartments, with the option to modify to 3 bedrooms.

Exacting attention to detail has produced perhaps the finest quality accommodation that Larnaca has to offer. With exceptionally large apartments occupying the whole floor, Bayside Residences offers magnificent 360° views of the sea and the best in terms of quality, location and lifestyle.

Bayside Residences is located in the exclusive Mackenzie Area and is only a short walk to numerous mouth watering restaurants and only a 5 minute drive to the centre of Larnaca.

Area : Mackenzie Beach – Larnaca

Completion Date: August 2012





Project Specifications

- Prime Beach front location
- 360° Sea Views
- Close to all amenities and forms of entertainment
- Luxury finishing
- Smart home technology
- Electric underfloor heating
- Video intercom system for the building main entrance control
- Tyssen panoramic lift with stainless steel cabin



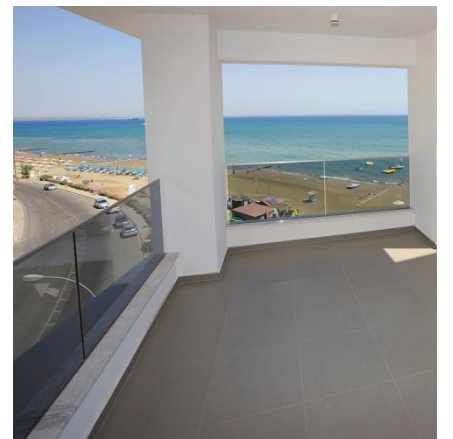


Luxury Living

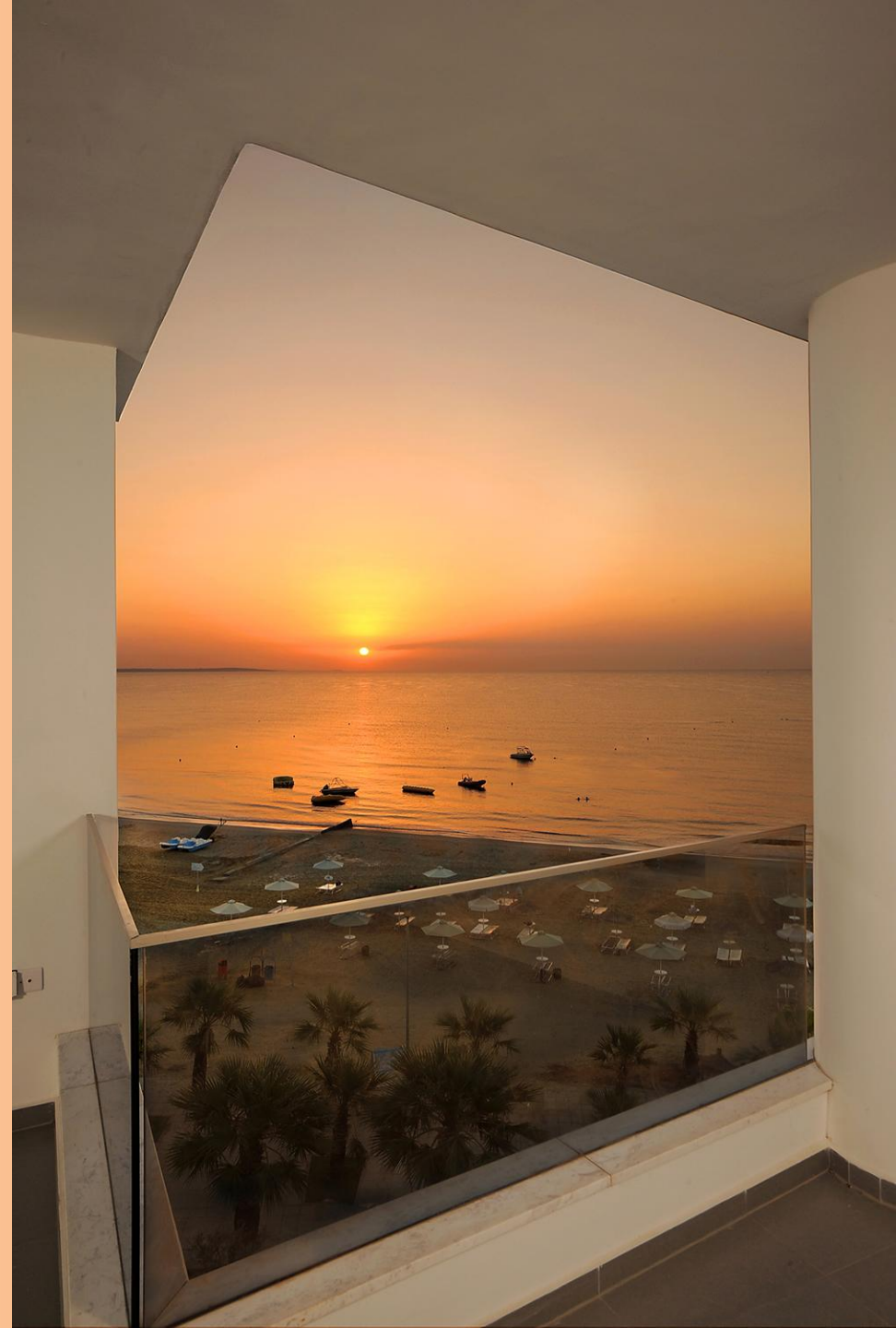
High
Values









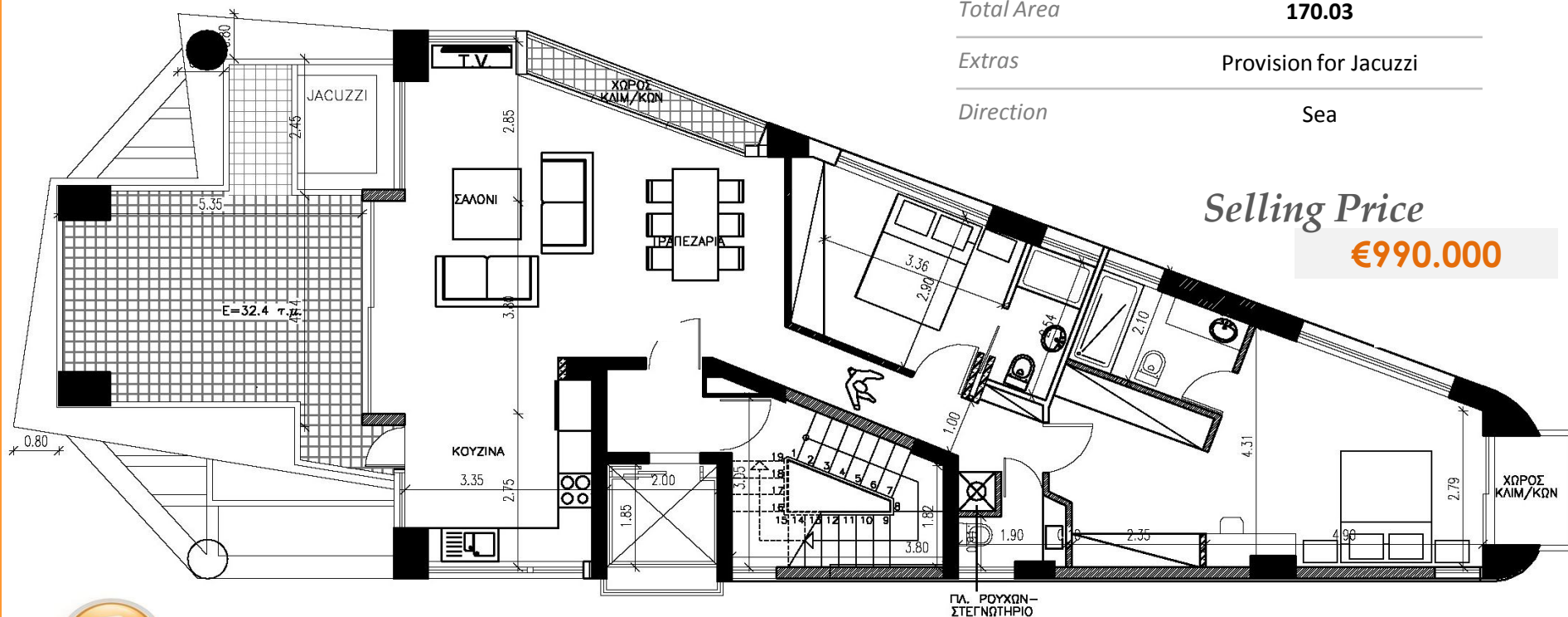


Option 1

2 bedroom

Unit Information

Unit Number	31
Beds	2
Baths	3
Floor level	4
Apartment Area	134.2
Covered Veranda	35.83
Total Area	170.03
Extras	Provision for Jacuzzi
Direction	Sea



Selling Price

€990.000



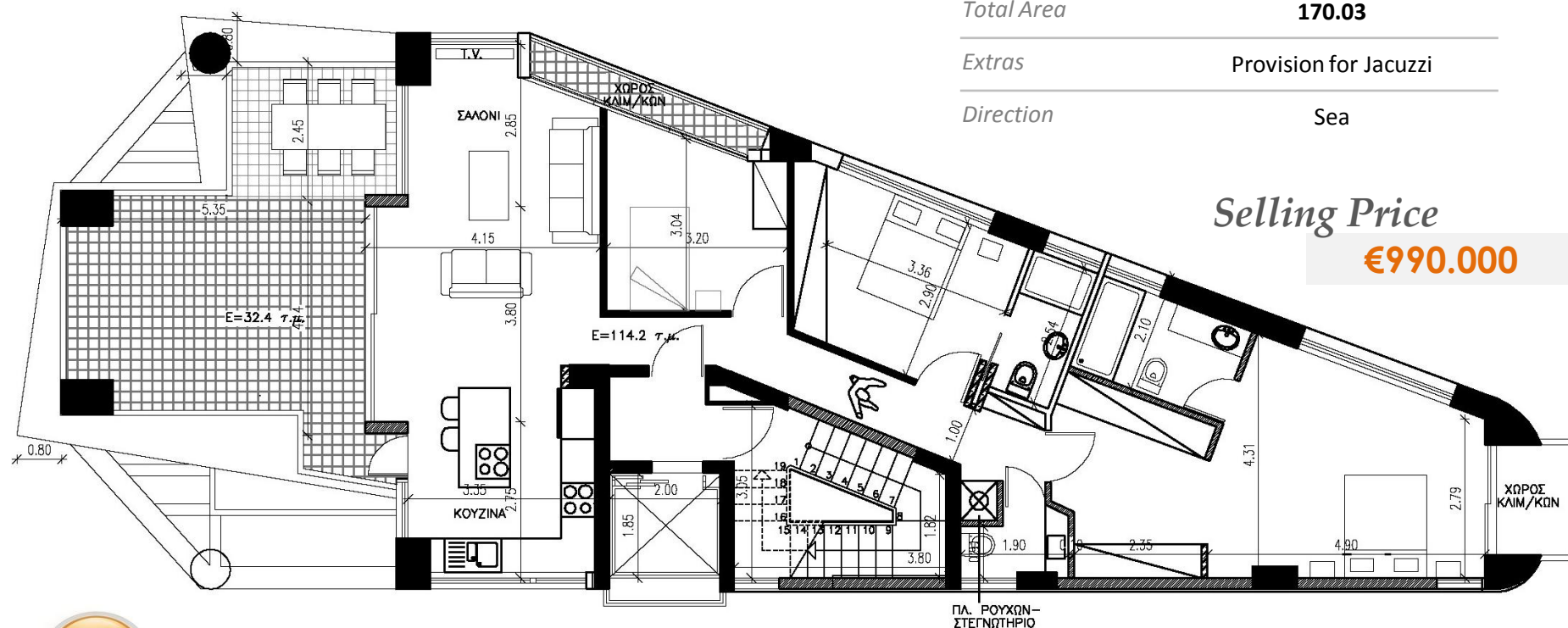
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[website page](#)

Option 2

3 bedroom

Unit Information

Unit Number	31
Beds	3
Baths	3
Floor level	4
Apartment Area	134.2
Covered Veranda	35.83
Total Area	170.03
Extras	Provision for Jacuzzi
Direction	Sea



Selling Price
€990.000



Click here for
[website page](#)



Invest in your future
Invest in your future



Your home,
smart home,
smart living.

- entertainment
- convenience
- comfort
- security

Your home, smart home, smart living.

Your home is about living. With a Clipsal C-Bus automation system your house can become a smart home, providing an enhanced lifestyle of entertainment, convenience, comfort and security.

Imagine pressing a “welcome home” button on a remote control as you pull into your driveway and having your pathway, front porch and hallway lights turn on. Your air-conditioner begins to warm or cool your living room, and your favourite music starts playing throughout your house. That’s a smart home!

And that’s just the beginning, imagine a “goodnight” button that turns everything off when you go to bed, and a “watch DVD” button that activates your home cinema and dims your lights when you watch a movie. That’s smart living!

The best news is, you can have it. Whether you are building or want to enhance your existing home, with Clipsal C-Bus and C-Bus Wireless, anyone can enjoy the benefits of a smart home. You can even start small and add to the system as your lifestyle changes.

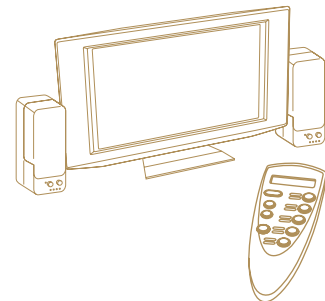
It’s your home – make it a smart home, and enjoy smart living!



your lifestyle

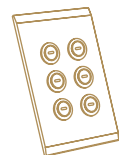
A home for your lifestyle

Create that personal touch for your home with special lighting and dimming modes that are great for entertaining, relaxing or looking after your home when you're not there. Combine all of today's great technology and you can create individual settings that can be controlled via remote control for:



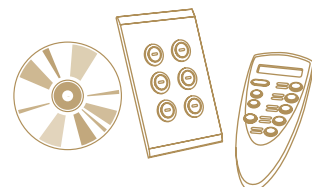
Home Theatre

Dim the lights, close the curtains and start the movie, all via remote control.



Welcome Home

Step out of your car and activate hallway, kitchen and family room lights, as well as air-conditioning and your favourite music.



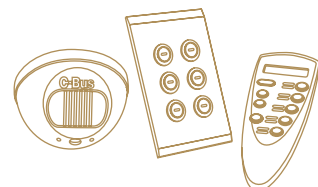
Music Throughout Your Home

Enjoy your favourite music anywhere in your home. Your kids can even plug in their MP3 players and listen to music in their rooms.



Appliances

Turn on the coffee machine from the bedroom with the remote control.



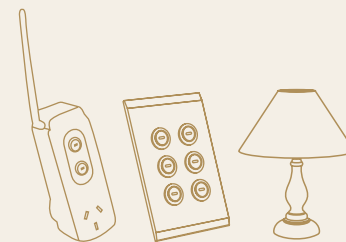
Timers, Dimmers and Sensors

Reduce your electricity costs by using timers, dimmers and lights that turn off when you leave the room or as natural light levels change.



Outdoor Watering and Lighting

Turn on spa or pool pumps, garden sprinklers and outside garden lights by remote control.



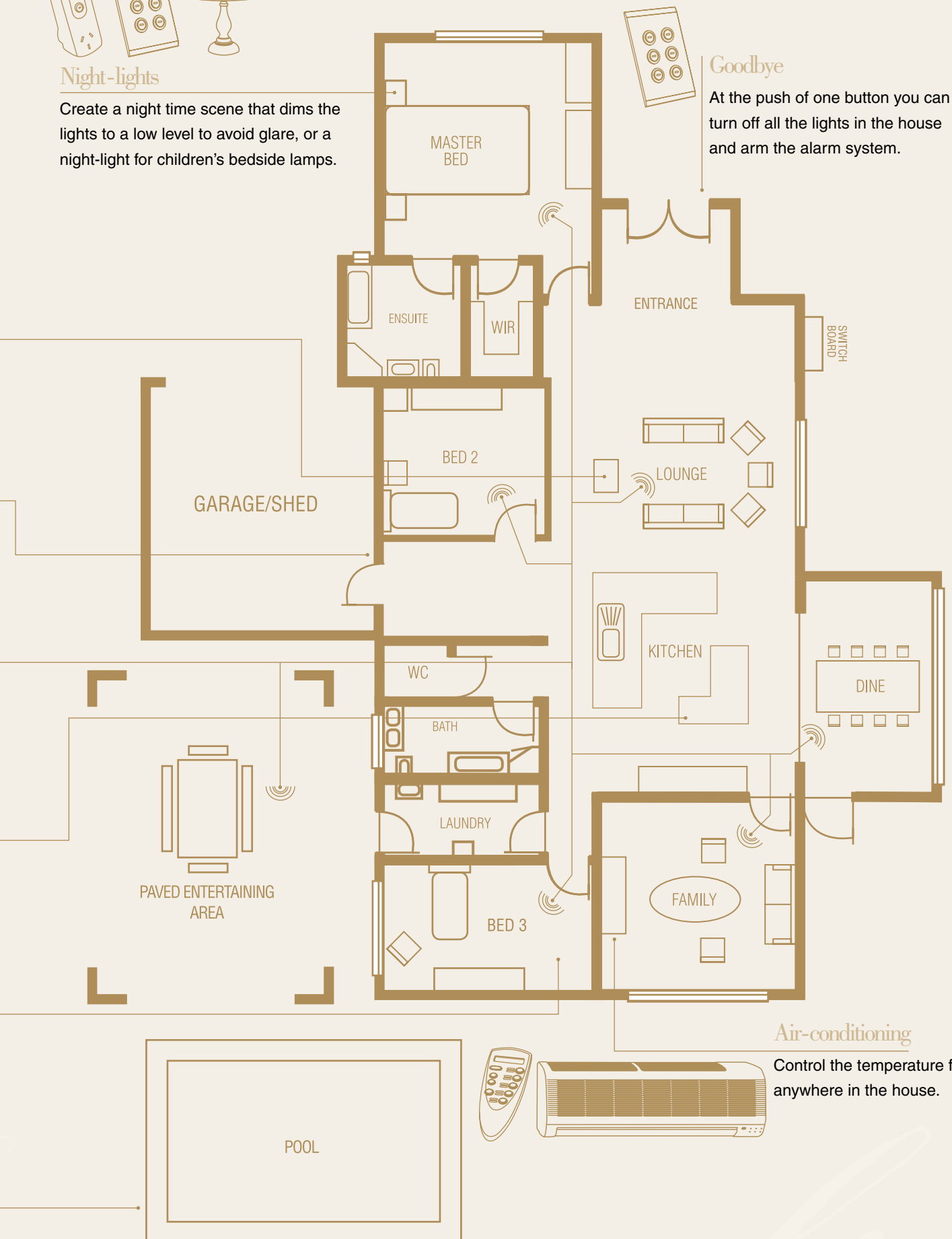
Night-lights

Create a night time scene that dims the lights to a low level to avoid glare, or a night-light for children's bedside lamps.



Goodbye

At the push of one button you can turn off all the lights in the house and arm the alarm system.



Air-conditioning

Control the temperature from anywhere in the house.

Cruise controls



C-Touch



Remote Controls



DLT



Ulti Saturn, Neo and Reflection

Bayside Residences

An award winning project...

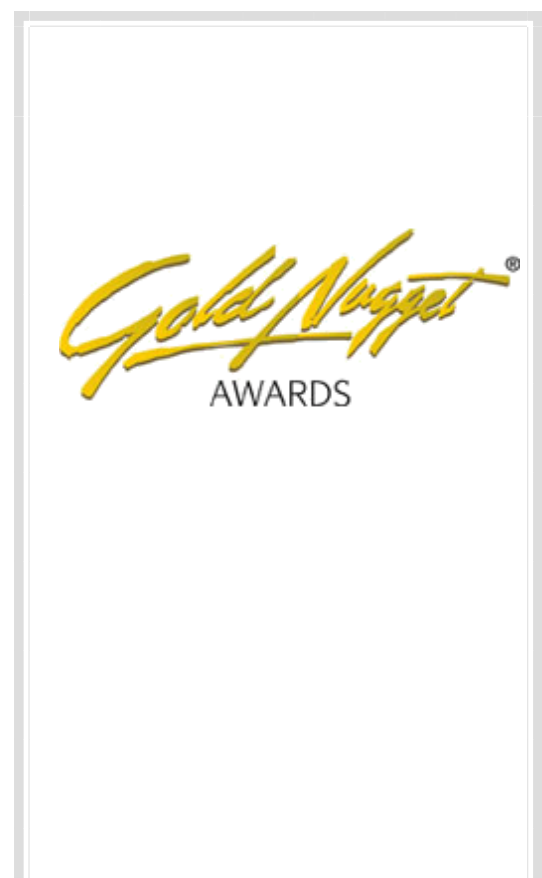


European Property Awards

Award for:

Best Development

Category: Multiple Units



Golden Nugget Award

Award for:

**International
Residential Project**

TECHNICAL SPECIFICATIONS

for BAYSIDE RESIDENCES

- **Framework:** Anti seismic reinforced concrete according to the Cyprus standards.
- **Walls:** Hollow bricks, internally three coats plastering and three coats emulsion paint and externally rendered in three coats and exterior sandex paint.
- **External appearance:** Marble according to the interior architects' design.
- **Interior architects' (designer):** Interior architects' were commissioned to design the exterior and interior of the building.
- **Sliding Doors:** Aluminium.
- **Windows:** Double glazed glass.
- **Entrance door:** Solid wood
- **Kitchen Units:** Ready made of Italian origin.
- **Vanity units:** Vanity units ready made of Italian origin in bathroom and toilets with granite worktop.
- **Wardrobes:** Bedroom wardrobes will be ready made of Italian origin.
- **Internal doors:** Internal doors will be ready made of Italian origin.
- **Sanitary Fittings:** High quality products of German and Italian origin.
- **Plumbing and Sanitary installation:** According to EU standards. Pex-al-pex pipes for drainage and cold water supply and pex-al-pex with insulation for hot water supply.
- **Water Supply:** Solar panel to be installed at roof level. Water tank and fresh water supply to kitchen sink. There will be pressurized water system.
- **Insulation:** All verandas and roofs will have moisture insulation.
- **Antenna:** Installation of a central antenna system for all apartments for all local channels.
- **Satellite Dish:** Satellite dish for Hot Bird & Nile Sat installed for all apartments with a choice of over 600 channels.
- **Electrical Installation:** All electrical installation will be according to EAC regulations 16th edition.
- **Parking:** Parking space provided as shown on plans.



TECHNICAL SPECIFICATIONS UPGRADES

for BAYSIDE RESIDENCES

- **Floor Finishes:**
 - (a) Living areas, kitchen: High quality German laminate parquet €60.00/m². (purchase price including Vat and installation)
 - (b) Bedrooms: High quality German laminate parquet €60.00/m². (purchase price including Vat and installation)
 - (c) Bathrooms: Italian ceramic tiles €40.00/m². (purchase price including Vat)
 - (d) Veranda, patios: Italian ceramic tiles €30.00/m². (purchase price including Vat)All floors are finished with skirting.
- **Wall Finishes:**
Bathroom area glazed tiles €40.00/m². (purchase price including Vat)
- **Kitchen worktop:** Top quality white Corian.
- **Ceiling:** Decorative gypsum board throughout the apartment with high tech lighting.
- **A/C units:** Hidden high quality A/C units throughout the apartment.
- **Central heating:** Electric under floor heating throughout the apartment.
- **Intercom:** Video intercom system for the building main entrance control.
- **Smart home technology:** Smart home technology included.
- **Sound insulation:** Sound isolation barrier (membrane) fitted under the screed membrane throughout all the floors of the apartment.
- **Elevator:** Tyssen panoramic lift with stainless steel cabin.



Contract signed for revamped Piale Pasha

Published on May 19, 2012

coastal road, contract, Cyprus, Larnaca, Piale Pasha, renovation

THE CONTRACT for the reconstruction of the Piale Pasha area in Larnaca was signed yesterday, preparing the way for a complete makeover of the coastal road connecting the medieval fort to McKenzie beach.

The renovation aims to make the road more pedestrian friendly and attractive with a cycle lane, walkways, new lighting and a green area. It is one of 15 ambitious multi-million euro development projects announced by the town's tourism board last year, which promise to change the face of Larnaca over the next five years.

The €7,777,000 project was awarded to Nemesis construction company, and is co-financed by the European Regional Development Fund, the state and Larnaca municipality.



Piale Pasha Reconstruction



Piale Pasha Reconstruction



Bayside Residences

Mackenzie Area

An amazing world...



Lush Beach Bar



Ammos Beach Bar

Mackenzie Area

An amazing world...



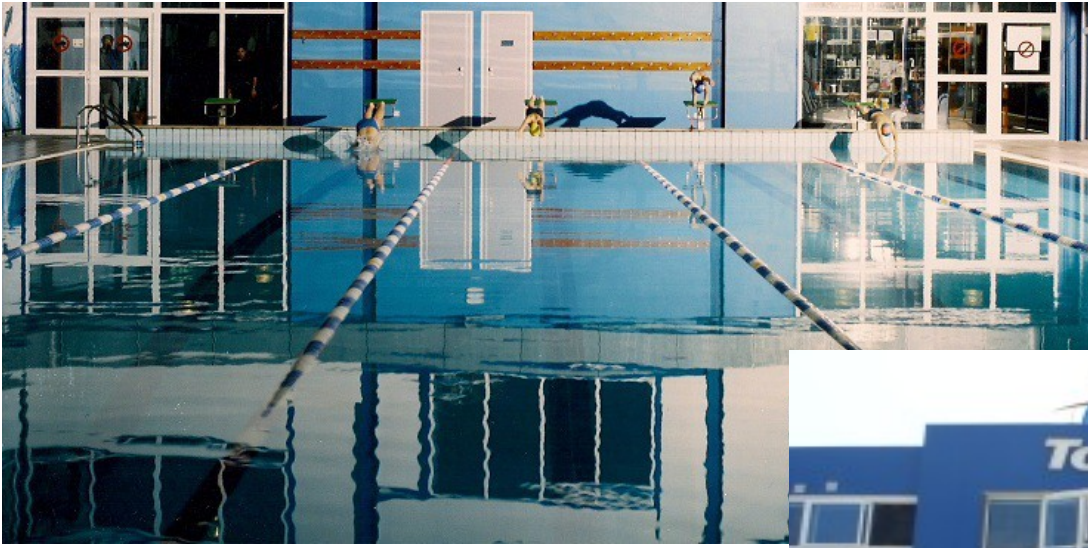
XS Night Club



Koo Bar N'Food

Mackenzie Area

An amazing world...



Total Fit (includes swimming pool)
www.totalfit.com.cy



Mackenzie Beach

Mackenzie Water Sports



