



# CITYCENTRAL

Lefteris Livadhiotis & Sons  
Property Developers

CYPRUS - EUROPE

[www.LivadhiotisDevelopers.com](http://www.LivadhiotisDevelopers.com)



## YOUR NEW CITY ADDRESS

Much of the recent development in Larnaka has been around the Alpha Mega Area with the old structures making way for modern residential units.

**Lefteris Livadhiotis & Sons Property Developers** introduces their latest project to the area, 'City Central'.

This five storey modern residential project made up of 10 units comprising 8 two-bed apartments and 2 penthouse apartments with sun terrace.

Offering spacious accommodation extending from shared entrance the reafter to spacious lounge, open-plan kitchen (optional), dining area, bedroom with shower room and separate guest bathroom.

The apartments benefit from allocated parking and store room and excellent views of the city from the lounge and bedrooms.



# PROPERTY FEATURES

- Redeveloped area
- Central to amenities and road links
- Only 10 min walking distance from Finikoudes Promenade
- 15 min walking distance from Patichio Park, bordering the Salt Lake
- Only 5 minutes drive to Larnaka International Airport and highway links to Limassol, Nicosia and Paphos



## SPECIFICATIONS

- 2 bedroom, 2 bathroom apartments ranging from 77.5m<sup>2</sup> to 80.6m<sup>2</sup> living area
- Constructed with anti seismic reinforced concrete
- Carpentry of high quality laminate structure, with choice of colour, according to architectural plans
- EU standards plumbing and sanitary installations
- Insulated verandas, roofs and concrete surfaces
- Double glazed aluminium windows
- A/C provision throughout the apartment
- Pressurized water system
- Satellite installation with central antenna
- Covered parking space
- Store room
- Energy performance certificate for the building



A retreat for those appreciating an inner city home in a convenient location, City Central has easy access to all amenities, restaurants, shops and schools and is within 10 min walking distance from the beach.



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