



HOUSES
FOR
SALE

REF: **A52**

PALM RESIDENCES

ACROSS PALM BEACH HOTEL
OROKLINI BEACH AREA





DESCRIPTION

2 Houses Available Each Property Features



5 + 1
Bedrooms



3 + 1
Bathrooms



2
Parking



Close to
the beach



Prime
Location



Swimming Pool
Optional

- **LARGE PLOT**
- **ENERGY EFFICIENCY A**
- **DETACHED HOUSES**

Not more than 5 minutes drive from Larnaca town centre, and 250m from the beach these residences are located in an established residential area, which has been identified for high growth potential and future development gains.

Great luxury options are featured comprising open plan living areas which can be modified to suit the purchases needs, kitchen/dining area, guest toilet, master bedroom with en-suite and main bathroom.

The project uses a unique combination of glass, stone and timber to appeal to the new home buyer.



Modern Architecture

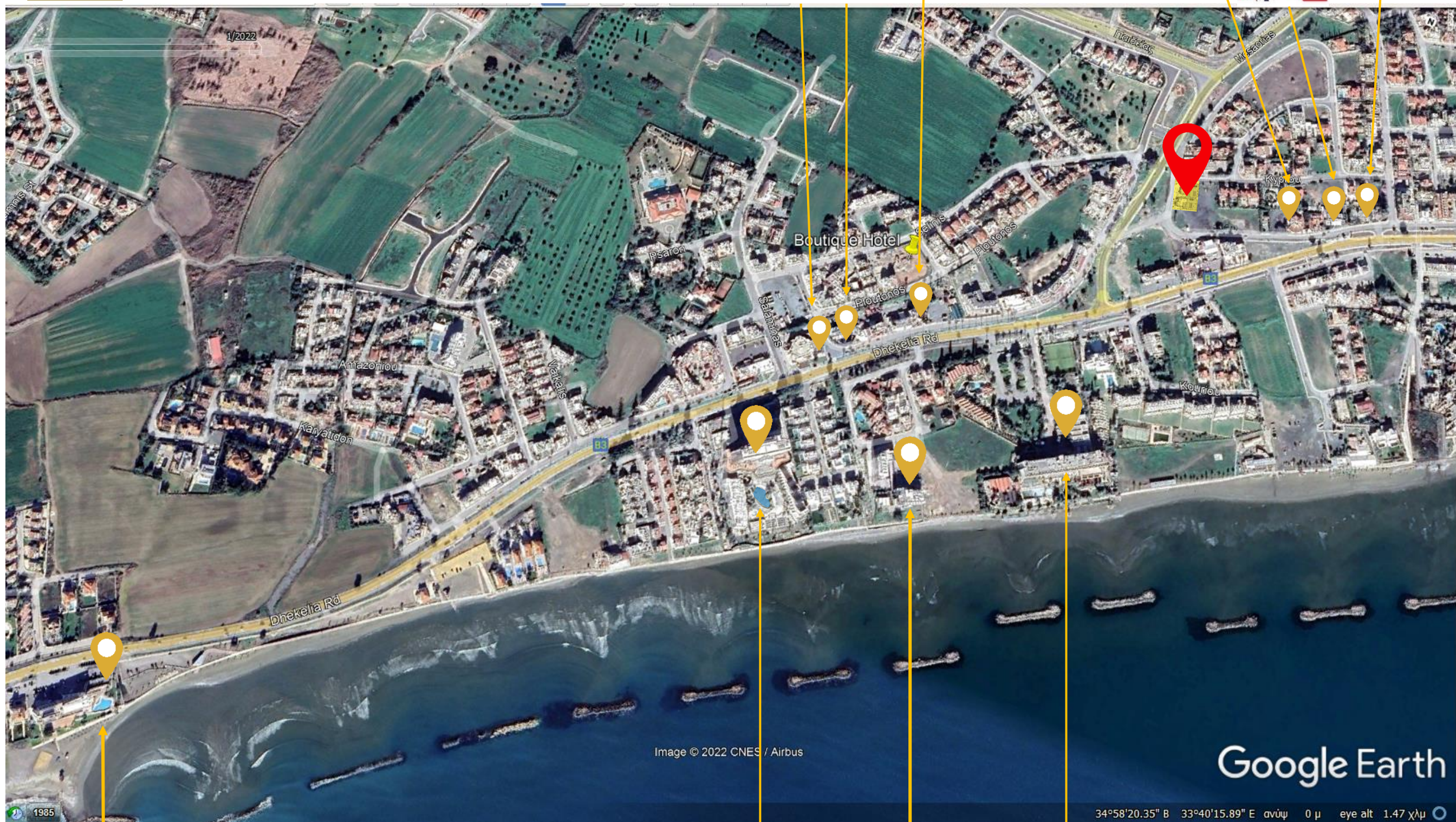




YANATHES
BEACH

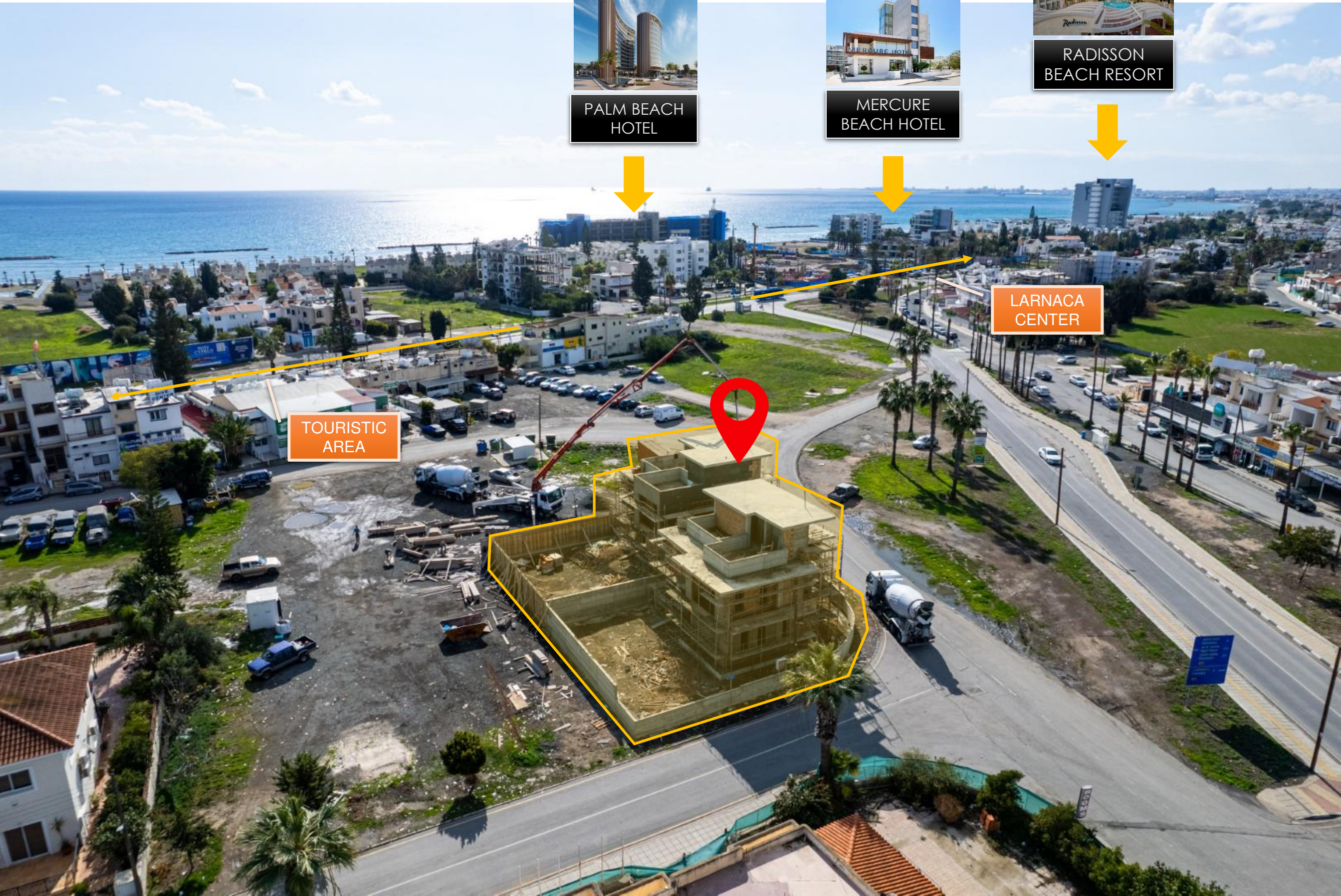
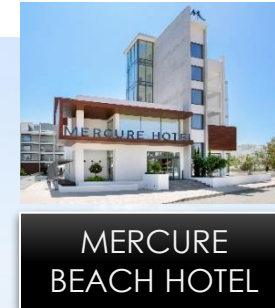


LOCATION



Unique design





TOURISTIC AREA

LARNACA CENTER





PALM BEACH HOTEL



GREEN AREA



UNDER CONSTRUCTION



GROUND FLOOR

HOUSE NO. A

HOUSE NO. B

LAND AREA	TOTAL AREA
385 m2	235 m2

LAND AREA	TOTAL AREA
385 m2	247 m2

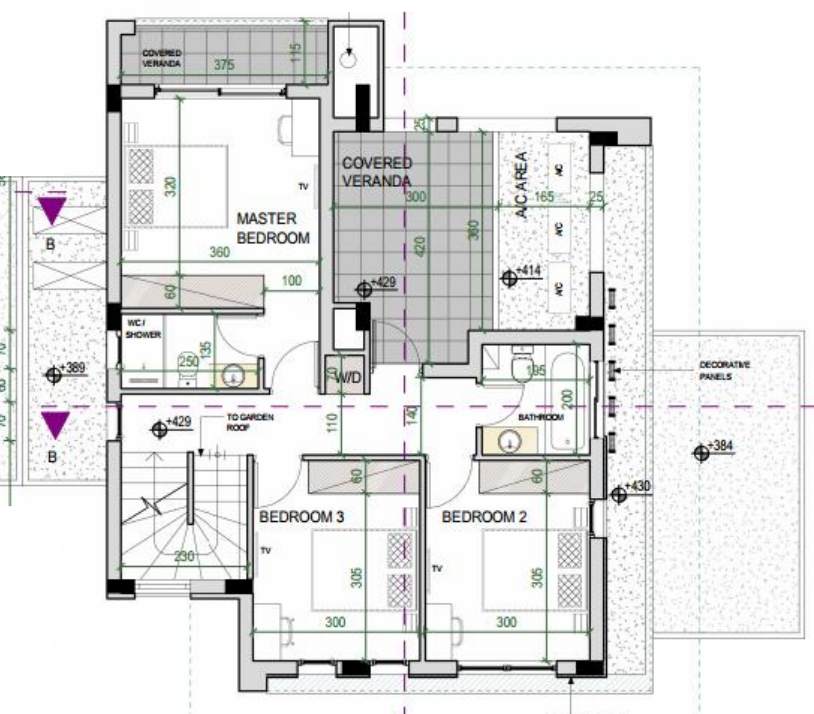
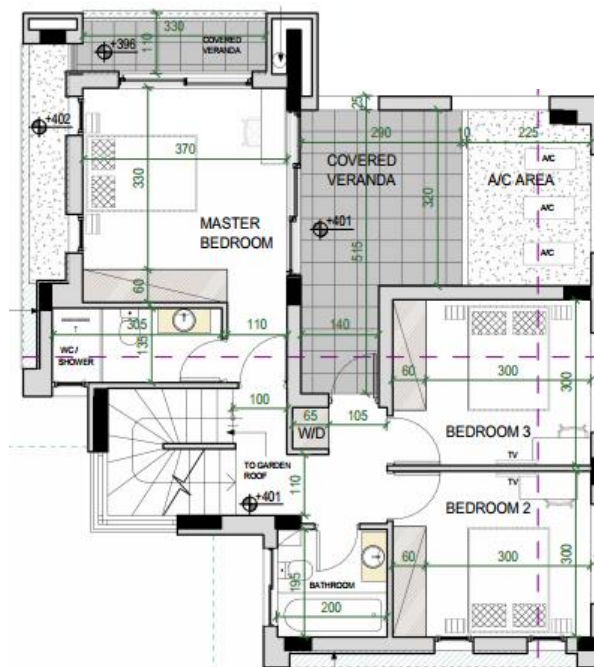


1ST FLOOR



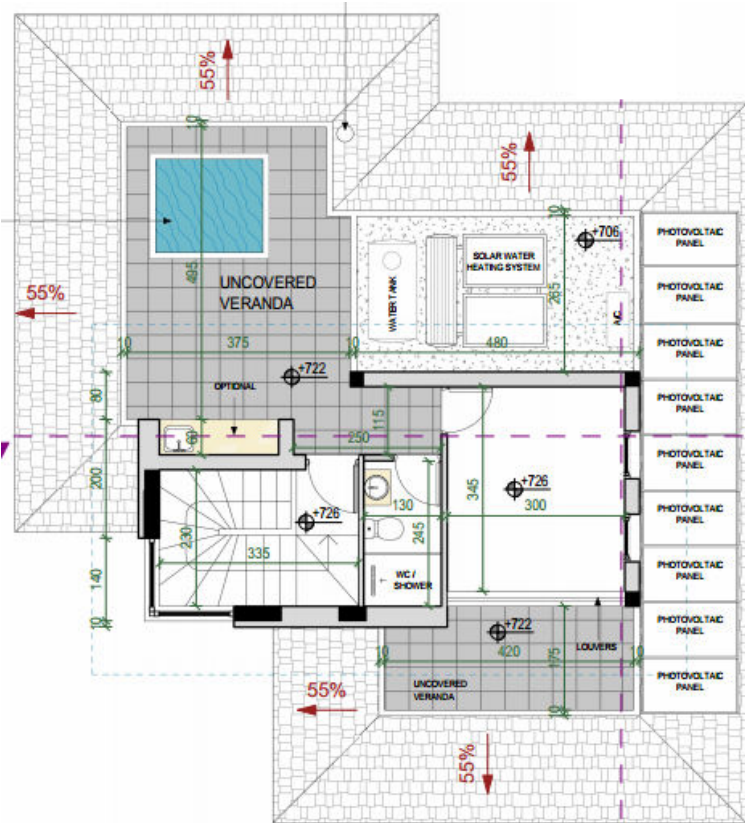
HOUSE NO. A

HOUSE NO. B

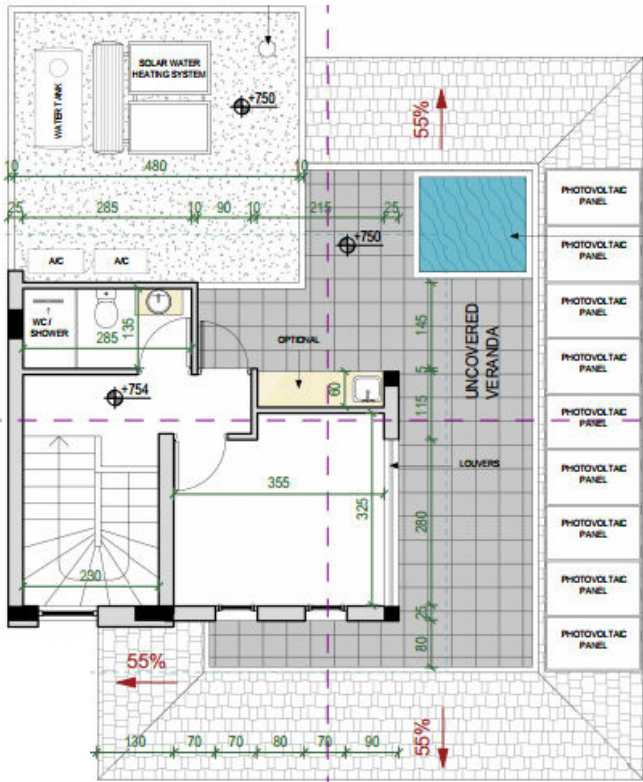


ROOF GARDEN

HOUSE NO. A



HOUSE NO. B





AREA/LOCATION

This resort town is situated at the southern coast of Cyprus, is home to the island's major international airport and rich in archaeological heritage. Built on the ruins of ancient Kition, Larnaka preserves its natural beauty while modernizing its city centre.

Larnaka is well known and very popular for its archaeological monuments, history and exciting day and night life. The town centre is full of life filled with bars, clubs, cafes, shops and restaurants offering every type of cuisine imaginable.



The Palm Beach Hotel & Bungalows hotel complex in Oroklini, Larnaca is about to undergo a facelift with planned upgrades including two new residential buildings and a restaurant.

PALM BEACH

PALM BEACH RESORT

The brand-new Palm Beach Resort will consist of, among other things, a five-star hotel, private residences, high-end culinary delights, and state-of-the-art sports facilities.

As emphasised in the Environmental Authority's opinion of the project, the works concern, among other things, the conversion of the existing 40 bungalows, the large swimming pool, and common areas into 25 independent bungalows with a private pool, the demolition of the cafeteria and the construction of a wellness center (spa), as well as the construction of an outdoor, themed restaurant in the hotel gardens.





LARNAKA

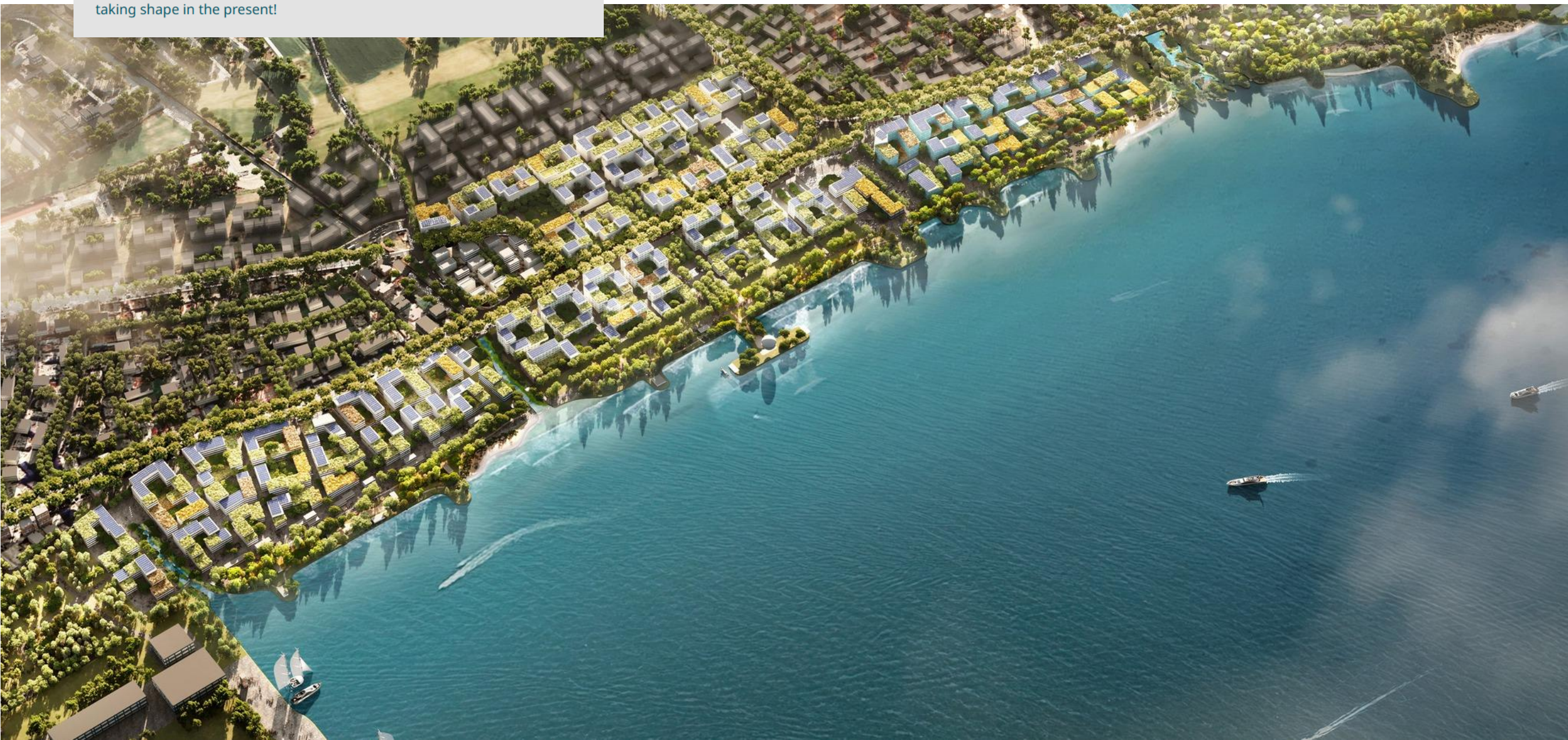
LAND OF TOMORROW

An iconic new project changing the face of Larnaka as we know it.

The largest mixed-use development on the island to boost Larnaka growth while nurturing a sustainable life well lived.

The ultimate Mediterranean destination and place to be, where recreation and work combine in seamless unison under blue skies.

This is the Land of Tomorrow. A daring and masterful design for the future, taking shape in the present!



Ideally located in an area of great geographical importance, Land of Tomorrow will rejuvenate Larnaka's coastline that connects the city centre and Larnaka International Airport with the prime coastal tourist areas.

Close to the city's highly anticipated new marina and the island's main highway, the development is also within easy reach of all the island's cities, including the capital of Nicosia and the buzzing seaside city of Limassol. The renowned coastal resort of Ayia Napa is also just a short drive away. As such, Land of Tomorrow will become a key point of reference and a major point of interest in the wider area, positively shaping the future of the Larnaka district while helping to further elevate Cyprus' reputation as a key investment hub.



AT A GLANCE



2.5 km

OF PREMIUM COASTLINE AND BEACHES



350.000+ sqm

Larnaka - Land of Tomorrow



15 minutes

to Larnaka International Airport



5 minutes

to Larnaka Marina



10 minutes

walk to City Centre



20.000+

New Trees



AREA/ LOCATION

The Award Winning Blue Flag Beaches offer ultimate relaxation and an exciting day full of water activities.

Those looking for a more peaceful vacation can visit the many sites that Larnaca has to offer including the famous Palm Tree seafront promenade “Foinikoudes”, the Church of Saint Lazarus, the Medieval fort, Larnaca Salt Lake where flocks of flamingos are gathered during Winter, the famous Zenovia Shipwreck and the Hala Sultan Tekke.

Whether it's to sightsee, enjoy the water activities and city life or simply relax by the sea, this beautiful resort town is the perfect place for a mesmerizing holiday.



AREA/ LOCATION

The Award Winning Blue Flag Beaches offer ultimate relaxation and an exciting day full of water activities.

Those looking for a more peaceful vacation can visit the many sites that Larnaca has to offer including the famous Palm Tree seafront promenade “Foinikoudes”, the Church of Saint Lazarus, the Medieval fort, Larnaca Salt Lake where flocks of flamingos are gathered during Winter, the famous Zenovia Shipwreck and the Hala Sultan Tekke.

Whether it's to sightsee, enjoy the water activities and city life or simply relax by the sea, this beautiful resort town is the perfect place for a mesmerizing holiday.





Tel.: +357 24 82 38 88 | Fax: +357 24 62 42 22
panikos@LivadhiotisDevelopers.com
50 Nikolaou Rossou Str., P.O.Box 42800 ,
6021 Larnaka - Cyprus

Disclaimer:

The information contained in this promotional material is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Images may include sketches, artist impressions and computer generated images. Changes may be made during the further planning or development stages of any development and dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without notice. Whilst all reasonable care has been taken in providing this information the developer and its related companies and their representatives, consultants and agents accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any party whether purchaser potential purchaser or otherwise.