

NEW RELEASE

# THE CURVE

(A53)

## PROJECT PRESENTATION



EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT

LAUFEN

AWARD WINNER

RESIDENTIAL  
DEVELOPMENT 2-9 UNITS  
CYPRUS

The Curve  
by Lefteris Livadhiotis & Sons

2023-2024

LARNAKA  
CITY CENTER  
CYPRUS







WINNER in the category of  
Residential Development 10-19 Units

DESCRIPTION



The Project is a 4 storey development comprising 8 units. The project has a selection of 2 and 3 bedroom apartments including 3 bedroom penthouse apartments, with roof garden.

This luxury development offers city centre living at its best within walking distance to schools, supermarkets and you can enjoy the quietness of the Center while being a part of it.

Project is located in the heart of Larnaca and is only a 15 minute walk to Phinikoudes promenade and the beach (Blue Flag).

- Superb architecture
- Modern sized windows, providing stunning views
- Impressive designed entrance with the special features which stand out
- Video intercom system
- Covered parking for all apartments

## ENERGY EFFICIENT / SUSTAINABILITY

The project has utilised Energy photovoltaic technology to respect the environment, save consumption and running costs, energy efficiency, reducing the building impact in the environment.





# GENERAL INFORMATION



451 m2  
of land



1095 m2  
Total area



5  
Floors



8 Units



Covered  
parking



Close to 'blue Flag  
Beach



Prime  
Location



Amazing  
views



Close to  
schools



Close to  
Shopping  
center



Energy  
Efficiency  
A



Optional private Jacuzzi  
for penthouses



BBQ Station on  
penthouses



Great lobby  
area





## LOCATION

- ✓ Walking distance to all amenities
- ✓ Store room
- ✓ Covered verandas

- ✓ Excellent capital growth
- ✓ Meets the criteria of Cyprus Permanent Residency Program
- ✓ Excellent long-term/ short term rental potential





# LOCATION



LARNACA  
GENERAL  
HOSPITAL

FIRE BRIGADE  
TRAFFIC LIGHTS  
TOWARDS NICOSIA  
HIGHWAY

TOWARDS  
LIMASSOL  
HIGHWAY

MAIN ROAD WITH  
PHARMACIES/COFFEE  
SHOPS/SHOPS/  
RESTAURANTS/PETROL  
STATIONS/BAKERY  
/SUPERMARKET

SCHOOL  
GROUNDS –  
LOW DENSITY

VIEWS

VIEWS

VIEWS




# LOCATION

## DETAILS OF LOCATION


Larnaka town is also significant for both Christians and Moslems. The most revered monuments of the two are included in the main attractions of the city: the Church of Agios Lazaros (Saint Lazarus), the patron saint of the town who Jesus resurrected and held dear as a friend; and the mosque of Hala Sultan – an important place of pilgrimage for Moslems that is embraced by the Salt Lake.

In the same area, the famous Salt Lake fills with flocks of vibrant pink flamingos in the winter months and attracts visitors for its natural beauty and ecological value, offering a nature trail in the heart of the city.

 6 minute  
20 minute walk




SAINT LAZARUS CHURCH & SQUARE

 10 minute



LARNAKA SALT LAKE

 6 minute  
20 minute walk



The METROPOLIS Mall of Larnaca, is a fully enclosed, single-level, climate controlled Shopping and Lifestyle Centre. Focused on offering customers the convenience of having all their needs met in one location, it will cater for families, kids, teens and adults alike. With a full retail offering, including a supermarket, major fashion retailers, branded and independent shops, services, entertainment, food court with modern restaurants and cafes, kids play areas and free WiFi, it will be Larnaca's ultimate lifestyle and shopping metropolis! With excellent access, location and visibility, METROPOLIS Mall @ Larnaca is well suited to cater for the entire catchment area within a 30km radius.





# LOCATION

## DETAILS OF LOCATION

The project is located in the heart of Larnaca and benefits from the low density of the near by plots of the school grounds and the surrounding area.

The distinctive feature of Larnaka city is its bustling Phinikoudes promenade, which is lined with mature palm trees and flanked by beach, eateries and entertainment. The parallel shopping centre with its traditional architecture puts everything at your fingertips - including cultural treasures and interesting museums that are nestled among the commercial shopping streets. Only a 5 from the Opera Tower, where residents can enjoy Larnaka at its best.

The Municipal Library and Theatre are a 7 minutes walk.

The Municipal Library has 54,000 volumes of books in Greek, English, Finish, Romanian and Czech. It also holds 180 different periodicals, an archive of the Official Gazette of the Republic and the archive of the Minutes of the House of Representatives. It provides electronic access to thousands of periodicals via the EBSCO & PROQUEST services.

2 minute  
7 minute walk



8 minute  
22 minute walk



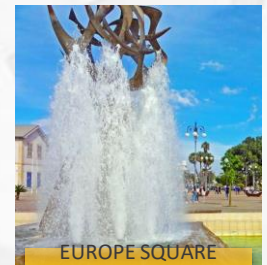
PHINIKOUES BEACH



SAINT  
LAZARUS  
SQUARE



LARNAKA  
PROMENAD  
E



EUROPE SQUARE  
AT PHINIKOUES  
BEACH



PHINIKOUES BEACH



# SITE LAYOUT

NUMBER OF UNITS

8

NUMBER OF FLOORS

5

UNIT NO	SIZE OF UNIT	UNIT NO	SIZE OF UNIT
101	116m <sup>2</sup>	301	116m <sup>2</sup>
102	115m <sup>2</sup>	302	115m <sup>2</sup>
201	116m <sup>2</sup>	401	208m <sup>2</sup>
202	115m <sup>2</sup>	402	188m <sup>2</sup>

## NOTE

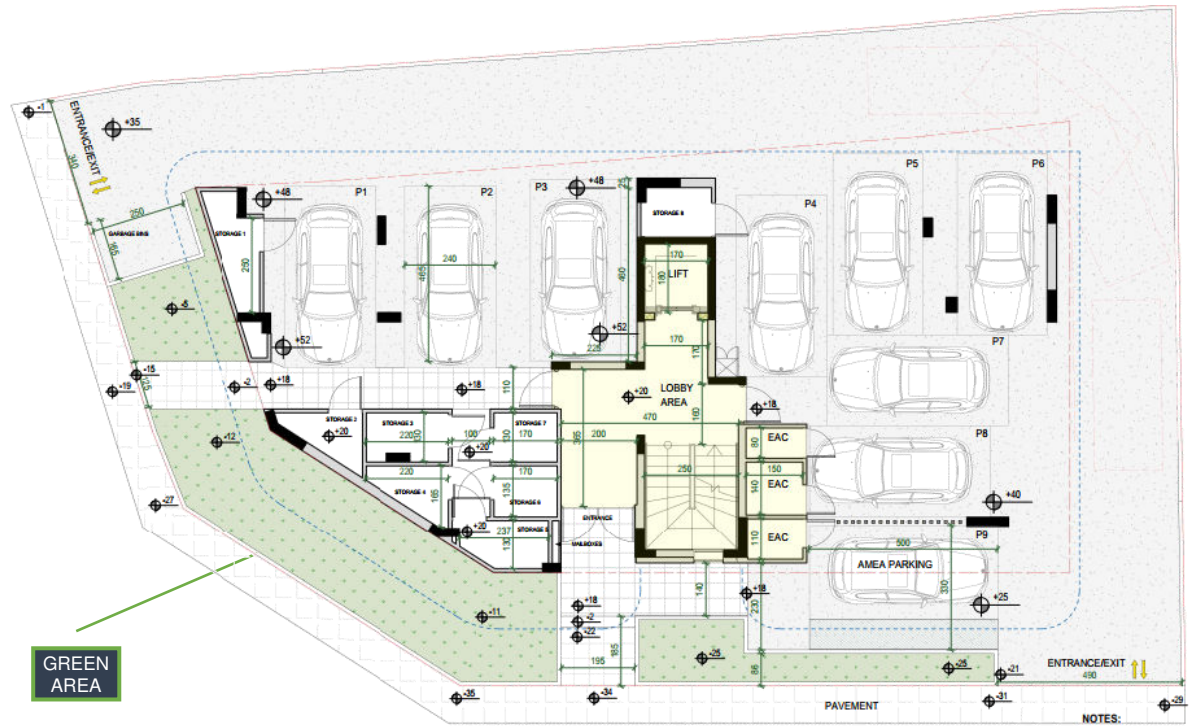
Total area m<sup>2</sup>: includes all areas, verandas, and allocated space per unit





## Floor plans

## Ground Floor



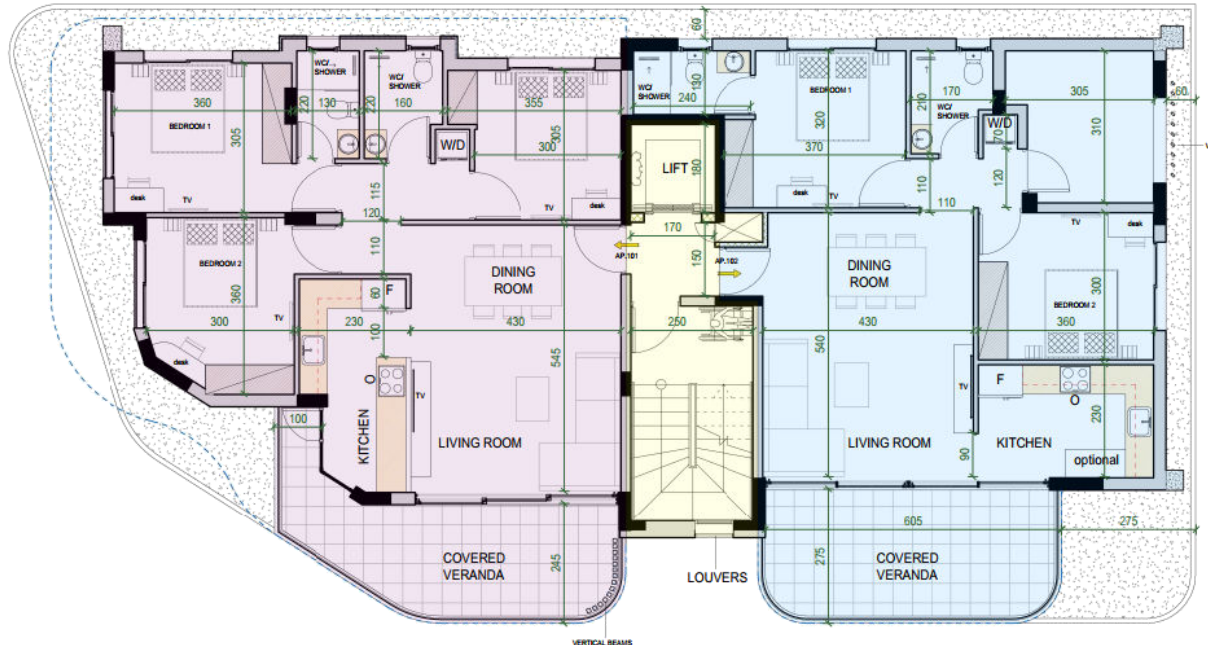
## Typical Floor Plan

## FLOORS

1

2

3





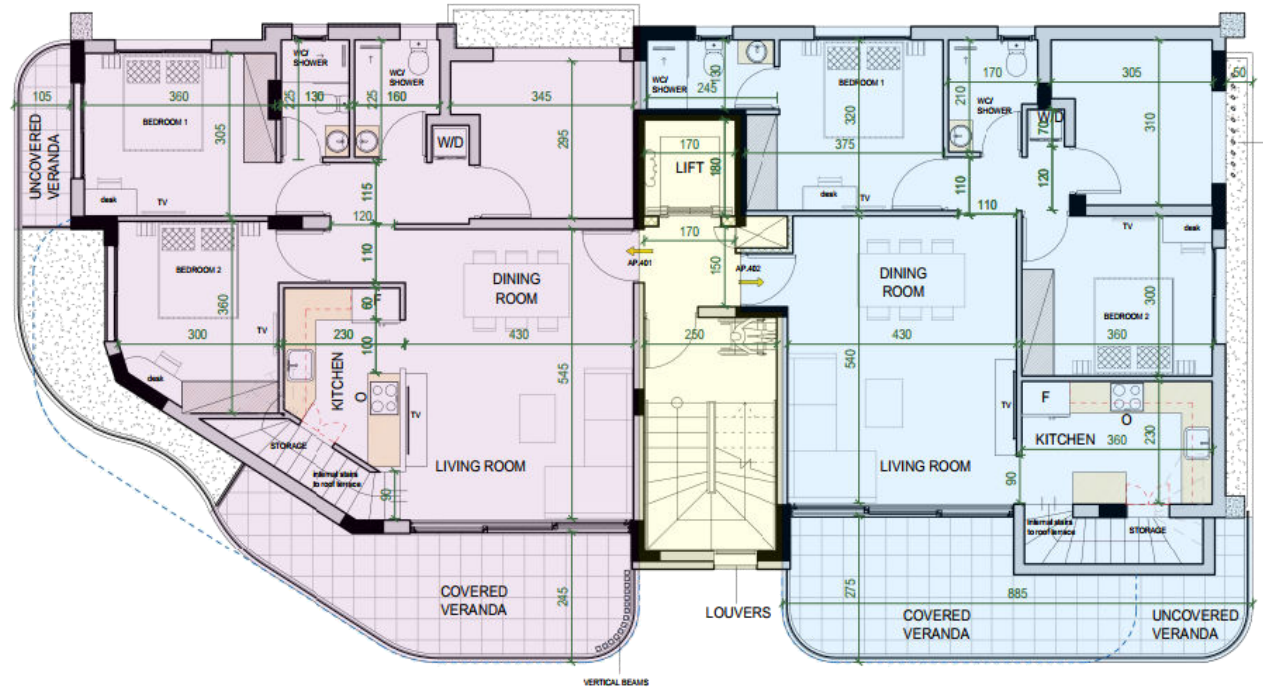




# Floor plans

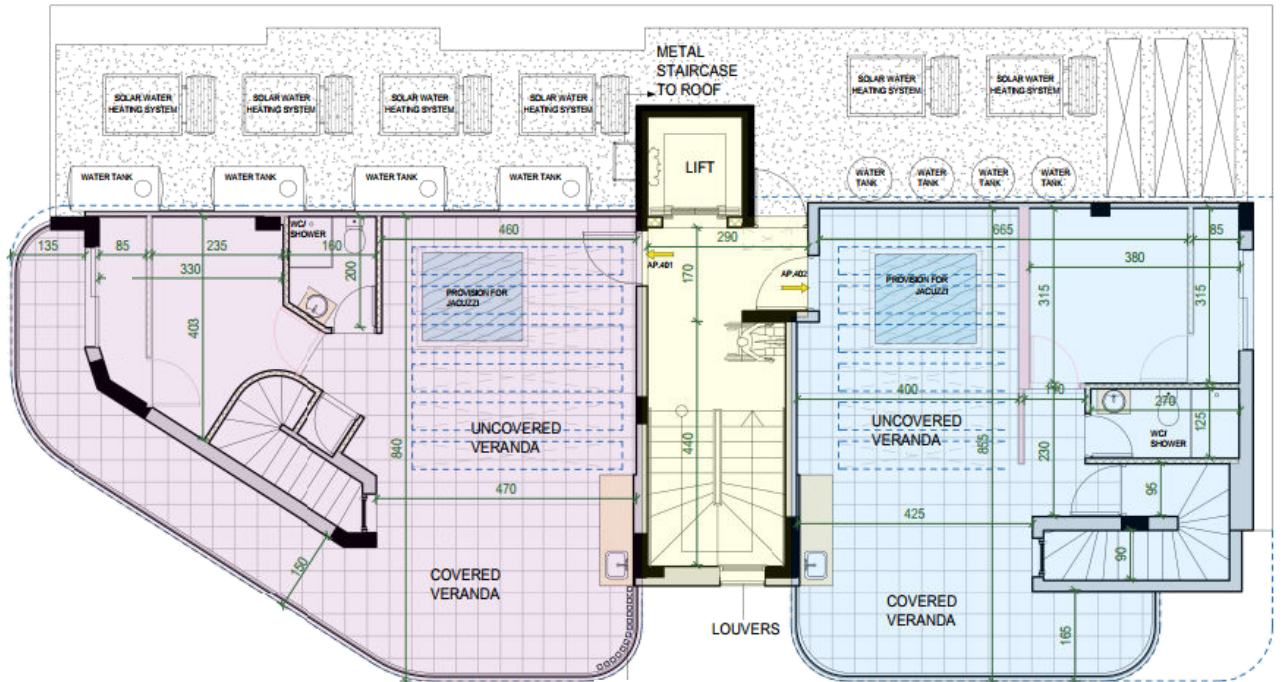
4<sup>th</sup> floor

## PENTHOUSES



5<sup>th</sup> floor

## ROOF GARDENS





## INTERNAL APPEARANCE



### THE LIVING ROOM

Clients have the right to select the concept of their new home

- Concept and layout can be completely customized. Cost depends on the changes and selections made as well as the construction phase, whether construction changes need to happen to accommodate the alterations

*Modern*

*Elegance*

*Functionality*

### FULL SPECIFICATIONS OF UNIT

- Aircondition units throughout the apartment
- 2 shower rooms with WC
- Space for dishwasher and dryer
- TV
- Internal staircase leading to the roof terrace
- Covered and uncovered veranda

### ROOF TERRACE ON 5<sup>TH</sup> FLOOR

- BBQ Area
- Sitting area
- Dining Area
- Jacuzzi
- Kitchenette facilities
- WC
- Storage area



## INTERNAL APPEARANCE

### THE BEDROOM

- Spacious and modern  
With neutral colours and patterns for a calm and relaxing environment
- Modern minimal furniture
- Maximum space usage
- Large and functional wardrobes
- Master bedroom has en-suite bathroom

Clients have the right to select the concept of their new home

- Carpentry colour
- Concept and layout can be completely customized. Cost depends on the changes and selections made as well as the construction phase, whether construction changes need to happen to accommodate the alterations









# EXTERNAL APPEARANCE

## PENTHOUSES - TERRACE

- The roof gardens are ideal for inside/outside leaving, entertaining guests and enjoying family time.
- Spacious with emphasis on functionality,
- **OFFERS**
  - BBQ Area
  - Sitting area
  - Dining Area
  - Jacuzzi
  - Kitchenette facilities
  - WC



# The neighborhood

A vibrant neighborhood, close to a number of amenities such as schools, shops and cafes. Only a 10 minute walk to the city center of Larnaca where you can enjoy amazing views and walks on the beach



LARNACA'S PUBLIC LIBRARY



PLAYGROUND



BAKERY





# New Marina at Larnaka

## €1.2 billion project for the development of the Port-Marina is going ahead

The government has reached agreement with a Cyprus-Israeli consortium for the redevelopment of Larnaka port and marina. Agreement on the estimated €1b project was reached after protracted.

The project covers port infrastructure, development of the marina, redevelopment of the road network, green areas, parks and pavements, as well as housing units, catering and entertainment establishments and shops over a 10 to 15 year period.





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