

NEW RELEASE

THE GALLERY

(A54)

PROJECT
PRESENTATION



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 10-19
UNITS
CYPRUS

The Gallery
by Lefteris Livadiotis & Sons

2023-2024

LARNAKA
CITY CENTER
CYPRUS



L AUFEN

EUROPEAN
PROPERTY AWARDS
WINNER 2023-2024



WINNER in the category of
Residential Development 10-19 Units



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.



DESCRIPTION

The Project is a 5 storey development comprising 12 units. The project has a selection of 2, 3 and 4 bedroom apartments including 4 bedroom duplex 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



GENERAL INFORMATION



687 m²
of land



1493 m²
Total area



5
Floors



12 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



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

TOWARDS LIMASSOL HIGHWAY

LARNACA GENERAL HOSPITAL

SCHOOL GROUNDS – LOW DENSITY



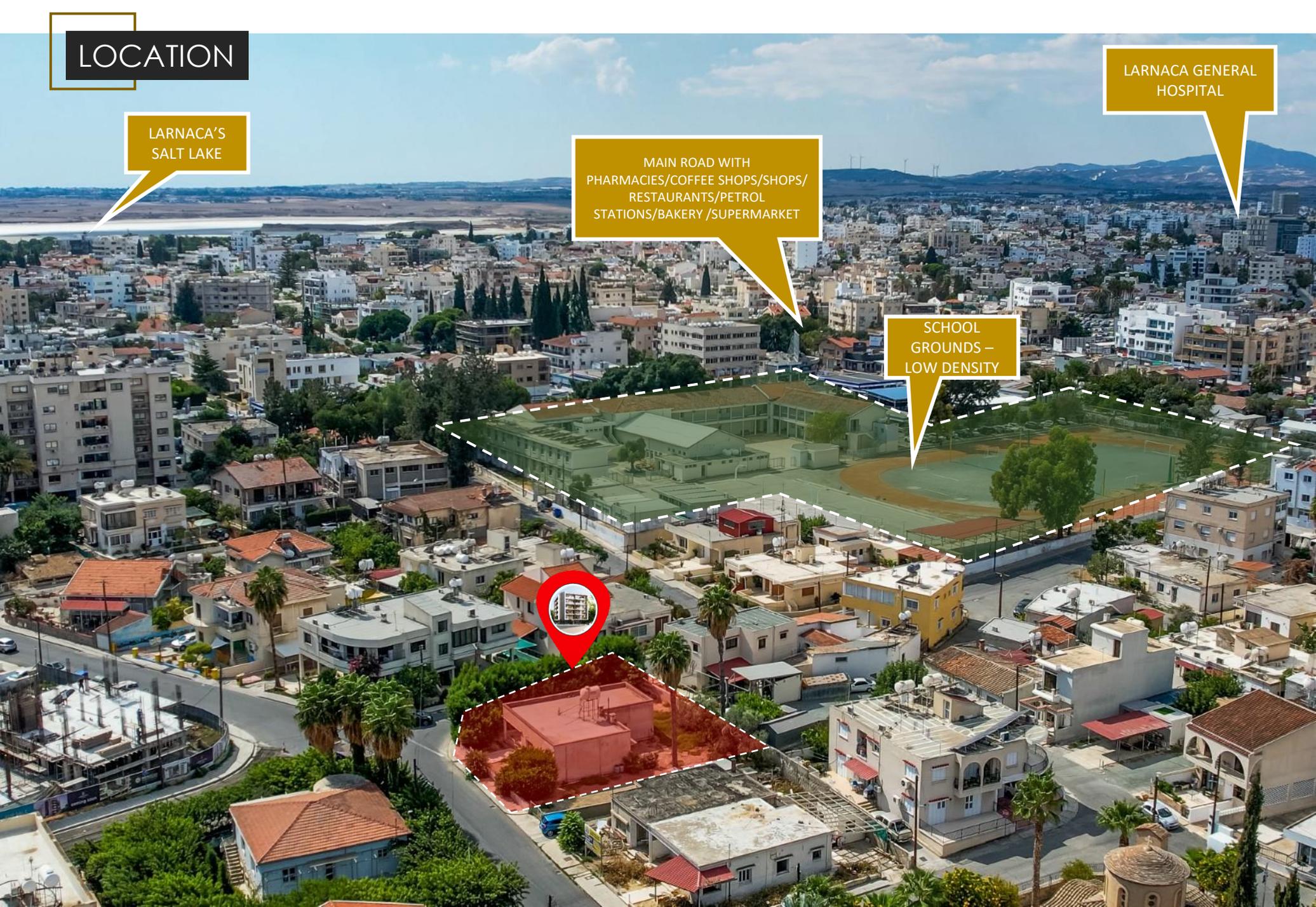
LOCATION

LARNACA'S
SALT LAKE

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

LARNACA GENERAL
HOSPITAL

SCHOOL
GROUNDS –
LOW DENSITY



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



HALA SULTAN TEKKE



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 on elevated ground offering unobstructed views of the city and the sea as the area in front of project is on lower level and low density.

The distinctive feature of Larnaca 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.

The Municipal Library and Theatre are a 5 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



PHINIKOUDES BEACH



SAINT LAZARUS SQUARE



LARNAKA PROMENADE



EUROPE SQUARE AT PHINIKOUDES BEACH



PHINIKOUDES BEACH

SITE LAYOUT

NUMBER OF UNITS

12

NUMBER OF FLOORS

5

UNIT NO	SIZE OF UNIT
101	117m ²
102	105m ²
103	115m ²

UNIT NO	SIZE OF UNIT
201	116m ²
202	105m ²
203	115m ²

UNIT NO	SIZE OF UNIT
301	125m ²
302	105m ²
303	115m ²

UNIT NO	SIZE OF UNIT
401	170m ²
402	180m ²
403	170m ²



NOTE

Total area m²: includes all areas, verandas, and allocated space per unit

ARCHITECTURAL DESIGN

GROUND FLOOR

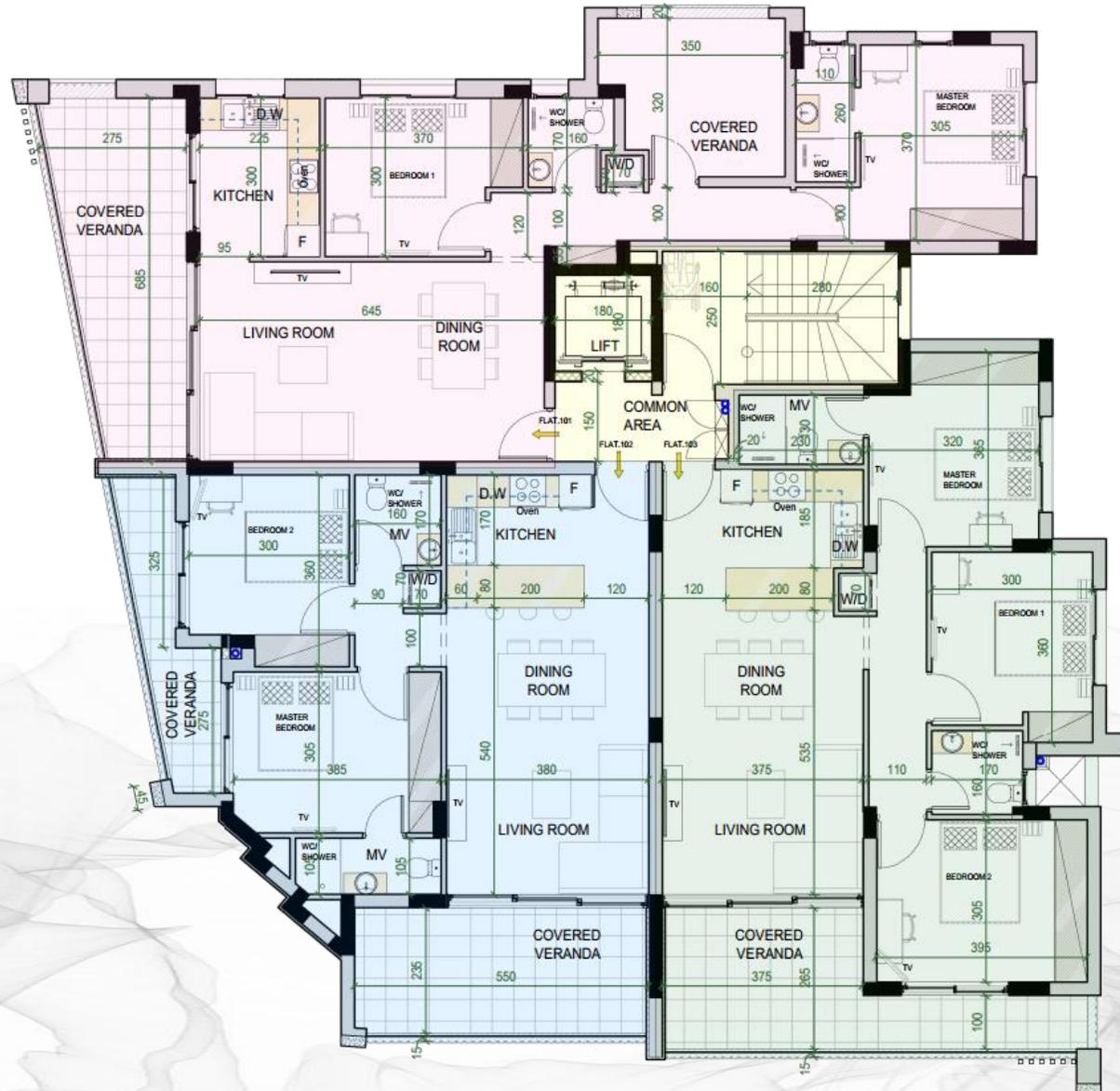


LAYOUT, APPEARANCE AND FINISH



ARCHITECTURAL DESIGN

TYPICAL FLOOR PLAN

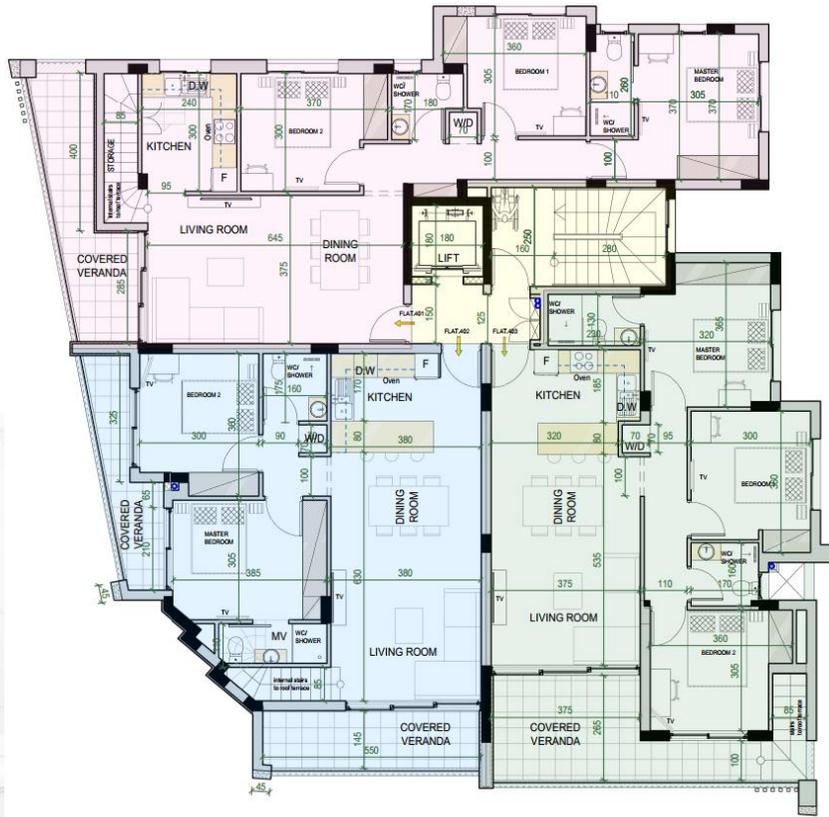




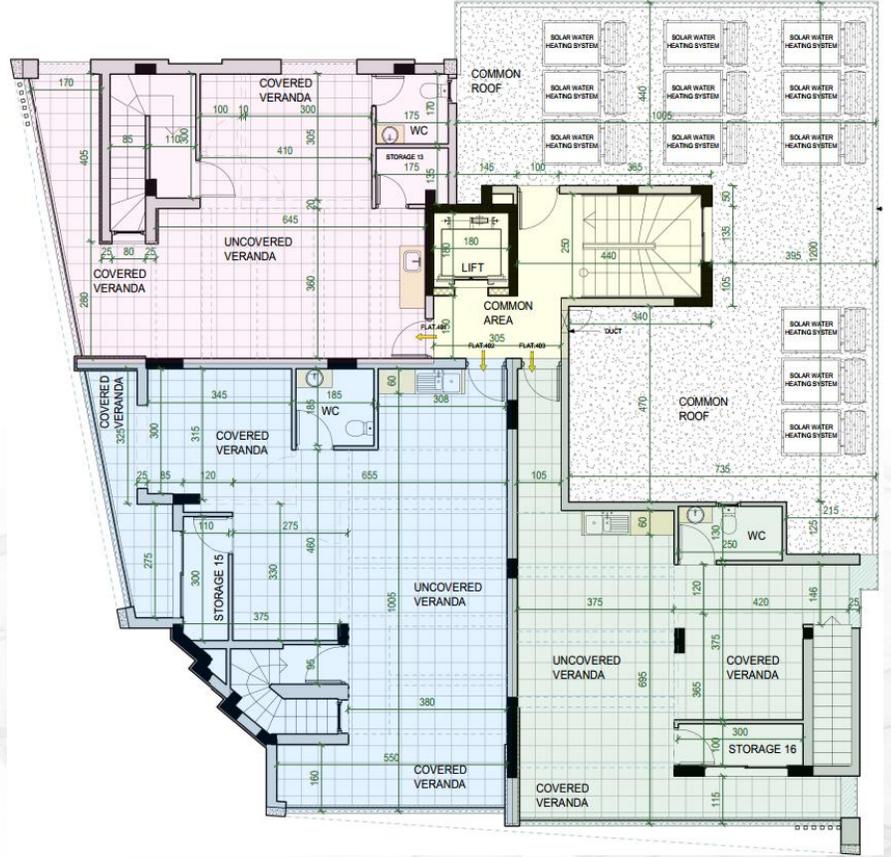
ARCHITECTURAL DESIGN

PENTHOUSES

4th FLOOR



5th FLOOR



INTERNAL APPEARANCE



EXTERNAL APPEARANCE

- Modern architecture with clean lines, different visual elements, using the wood effect mixed with some industrial features.
- Emphasis of rectangular forms and horizontal and vertical lines
- Big openings with glass doors opening to spacious balconies overlooking the city.
- Individual parking spaces allocated to each apartment



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
- Shower rooms
- WC
- Space for dishwasher and dryer
- TV
- Internal staircase leading to the roof terrace
- Covered and uncovered veranda

ROOF TERRACE ON 5TH 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



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



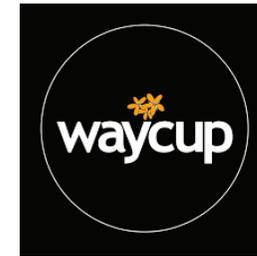
**AMERICAN
ACADEMY**
LARNACA
PRIVATE SCHOOL



BAKERY



RESTAURANT



CAFE



LARNACA'S PUBLIC LIBRARY



PLAYGROUND



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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