

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



LAUFEN  
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

SCHOOL  
GROUNDS –  
LOW DENSITY

TOWARDS  
LIMASSOL  
HIGHWAY

LARNACA  
GENERAL  
HOSPITAL



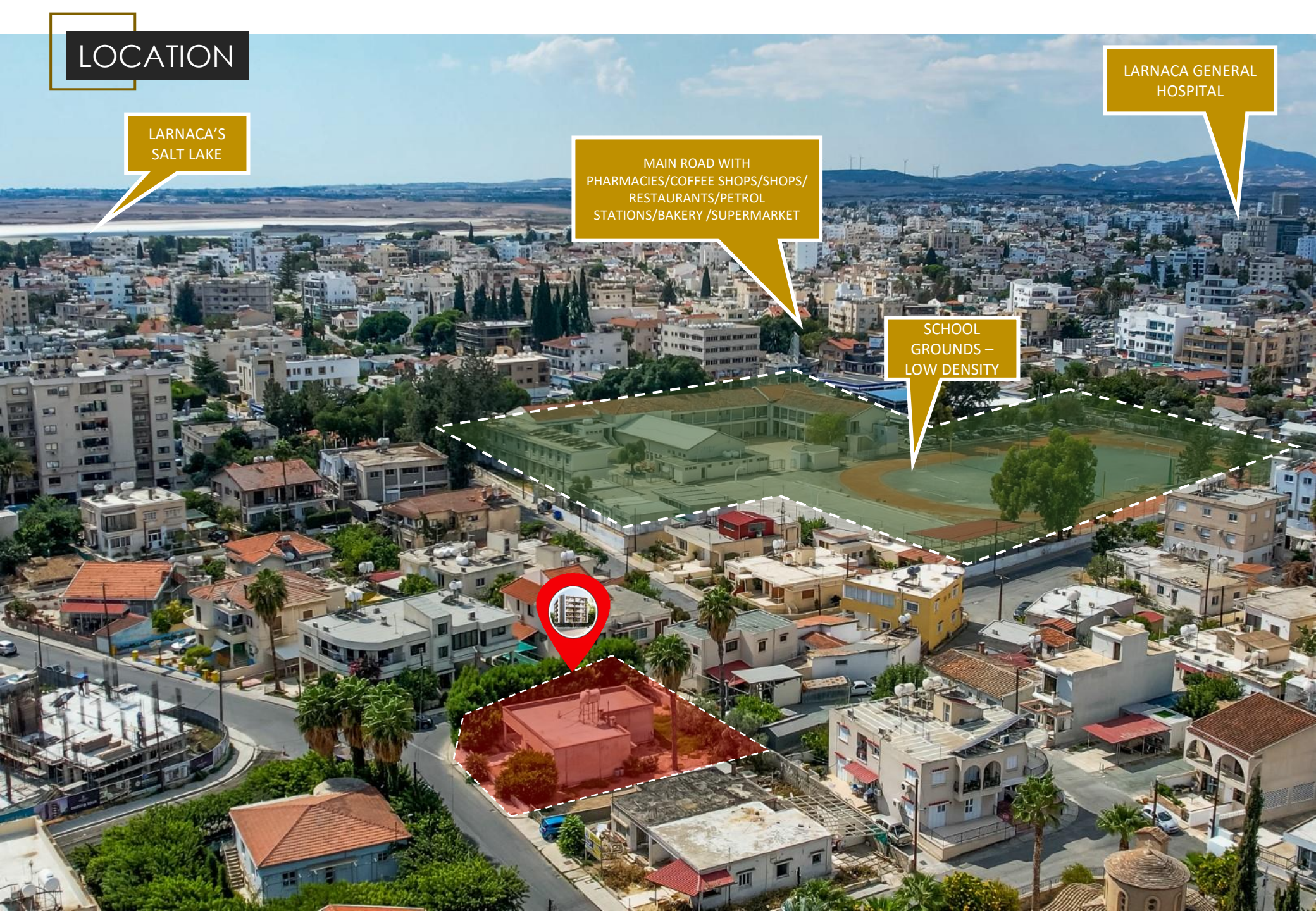
# LOCATION

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



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 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.

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.

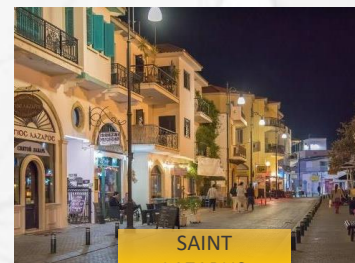
 2 minute  
7 minute walk



 8 minute  
22 minute walk



PHINIKOUES BEACH



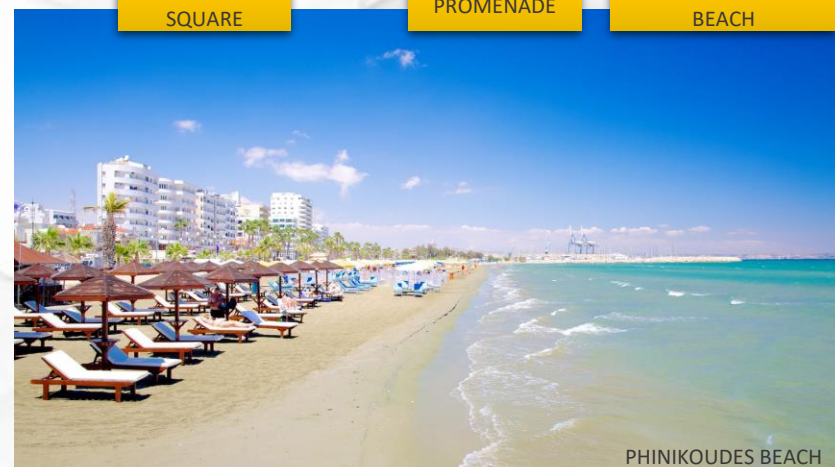
SAINT  
LAZARUS  
SQUARE



LARNAKA  
PROMENADE



EUROPE SQUARE  
AT PHINIKOUES  
BEACH



PHINIKOUES BEACH



# SITE LAYOUT

NUMBER OF UNITS

12

NUMBER OF FLOORS

5

UNIT NO	SIZE OF UNIT
101	117m2
102	105m2
103	115m2

UNIT NO	SIZE OF UNIT
301	125m2
302	105m2
303	115m2

UNIT NO	SIZE OF UNIT
201	116m2
202	105m2
203	115m2

UNIT NO	SIZE OF UNIT
401	170m2
402	180m2
403	170m2



NOTE

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



## GROUND FLOOR





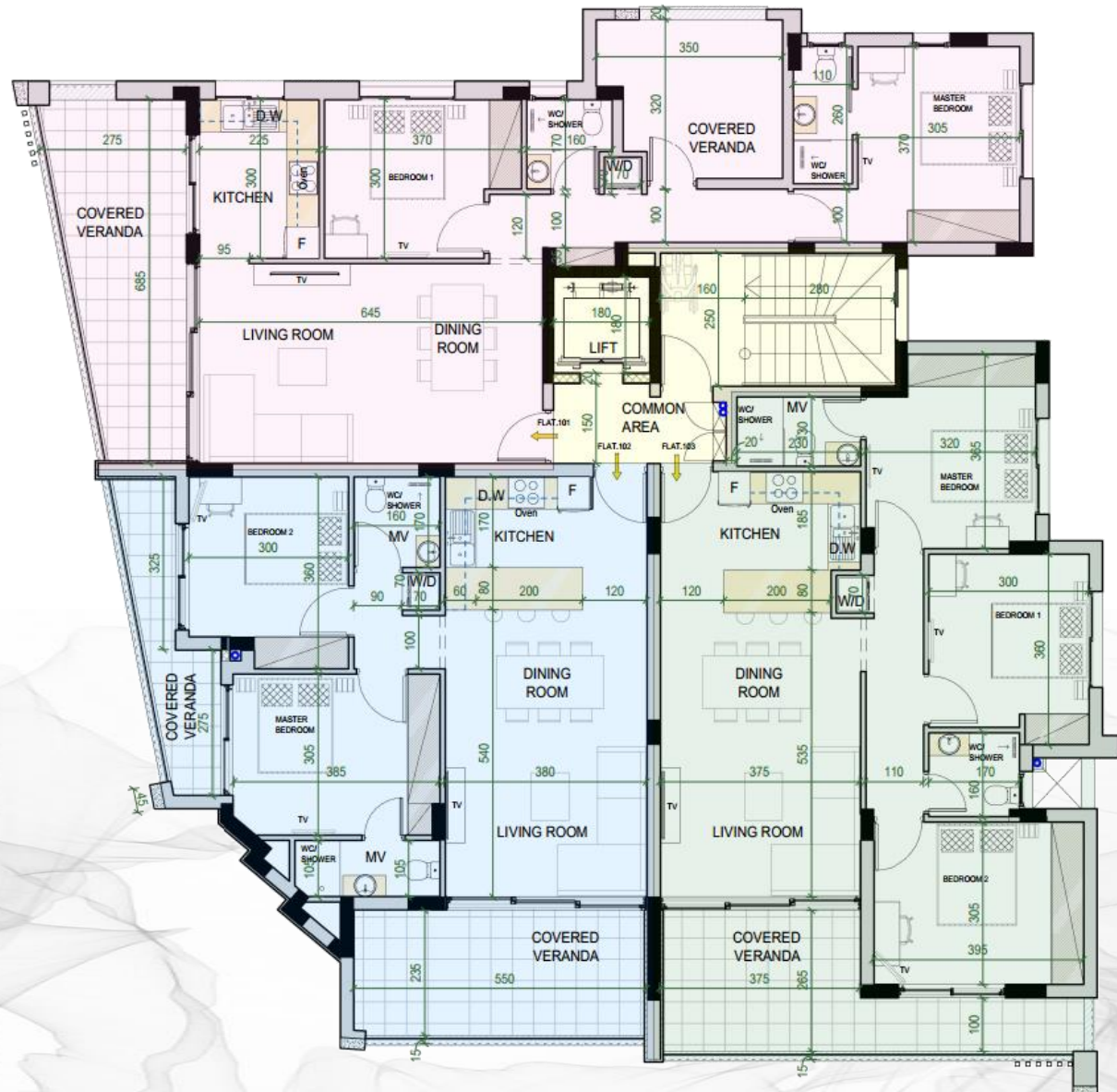
## LAYOUT, APPEARANCE AND FINISH





# ARCHITECTURAL DESIGN

## TYPICAL FLOOR PLAN



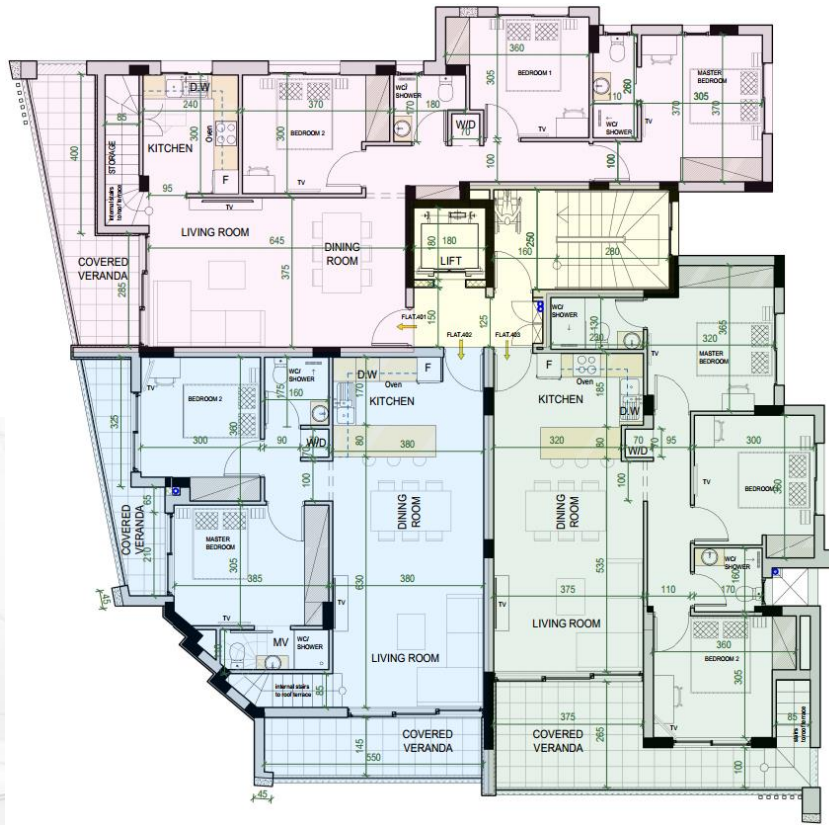






## PENTHOUSES

## 4<sup>th</sup> FLOOR



## 5<sup>th</sup> 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 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





## 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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