

NEW RELEASE

THE CANVAS

(A56)

PROJECT
PRESENTATION

LARNAKA
CITY CENTER
CYPRUS





DESCRIPTION



The Project is a 5 storey development comprising of 11 units. The project has a selection of 2 and 3 bedroom apartments including 4 bedroom penthouse apartments, with private 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
- Video intercom system
- Covered parking for all apartments

LOCATION

LARNACA
DEKELIA ROAD

FINIKOUDES
BEACH

METRO
SUPERMARKET



GENERAL INFORMATION



400 m2
of land



1100 m2
Total area



5
Floors



11 Units



Covered
parking



Prime
Location



Close to
Shopping
center



Close to
schools



Optional private Jacuzzi
for penthouses



BBQ Station on
penthouses



Energy
Efficiency
A



LOCATION

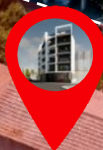
FINIKOUCES
BEACH

LARNACA SALT
LAKE

AMERICAN
ACADEMY
INTERNATIONAL
ENGLISH SCHOOL



SCHOOL
GROUNDS







SECONDARY EDUCATION



**AMERICAN
ACADEMY**
LARNACA
PRIVATE SCHOOL

AAL

PHONE

+357 24815400

FAX

+357 24651046

EMAIL

info@academy.ac.cy

www.Academy.ac.cy

The American Academy Larnaca is one of the nine oldest schools in Cyprus.

As a non-profit institution, this school is committed to delivering a holistic educational experience that begins in the classroom and extends far beyond it. At the heart of the school's philosophy is its motto "to grow and to serve" which embodies the true ethos and culture of our learning environment.

As the school notes, students grow intellectually, emotionally, socially and morally, and are encouraged to serve their community actively and generously. The school ethos is reinforced in their unique management structure; a private, non-elitist, co-educational independent school that is uniquely run by its own graduates.




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.

 3 minute
15 minute walk



SAINT LAZARUS CHURCH & SQUARE


 10 minute



HALA SULTAN TEKKE



LARNAKA SALT LAKE

 7 minute
25 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.

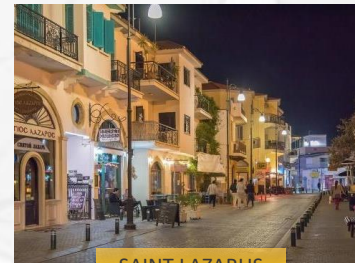
2 minute
9 minute walk



7 minute
22 minute walk



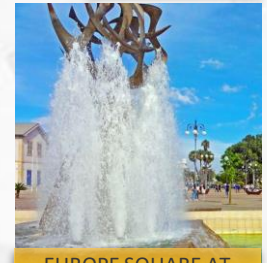
PHINIKOUES
BEACH



SAINT LAZARUS
SQUARE



LARNAKA
PROMENADE



EUROPE SQUARE AT
PHINIKOUES BEACH



PHINIKOUES BEACH

SITE LAYOUT

NUMBER OF UNITS

11

NUMBER OF FLOORS

5

UNIT NO	SIZE OF UNIT	UNIT NO	SIZE OF UNIT
101	107 m2	301	107 m2
102	121 m2	302	121 m2
103	125 m2	302	125 m2
201	107 m2	401	251 m2
202	121 m2	402	278 m2
203	125 m2		

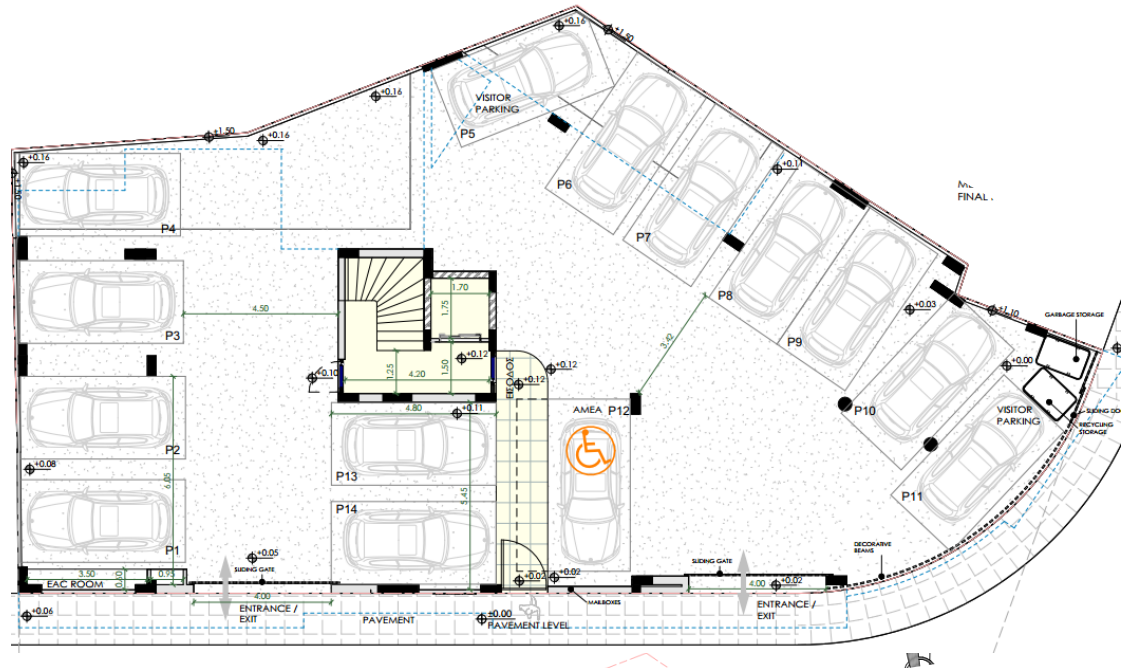
NOTE

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



Floor plans

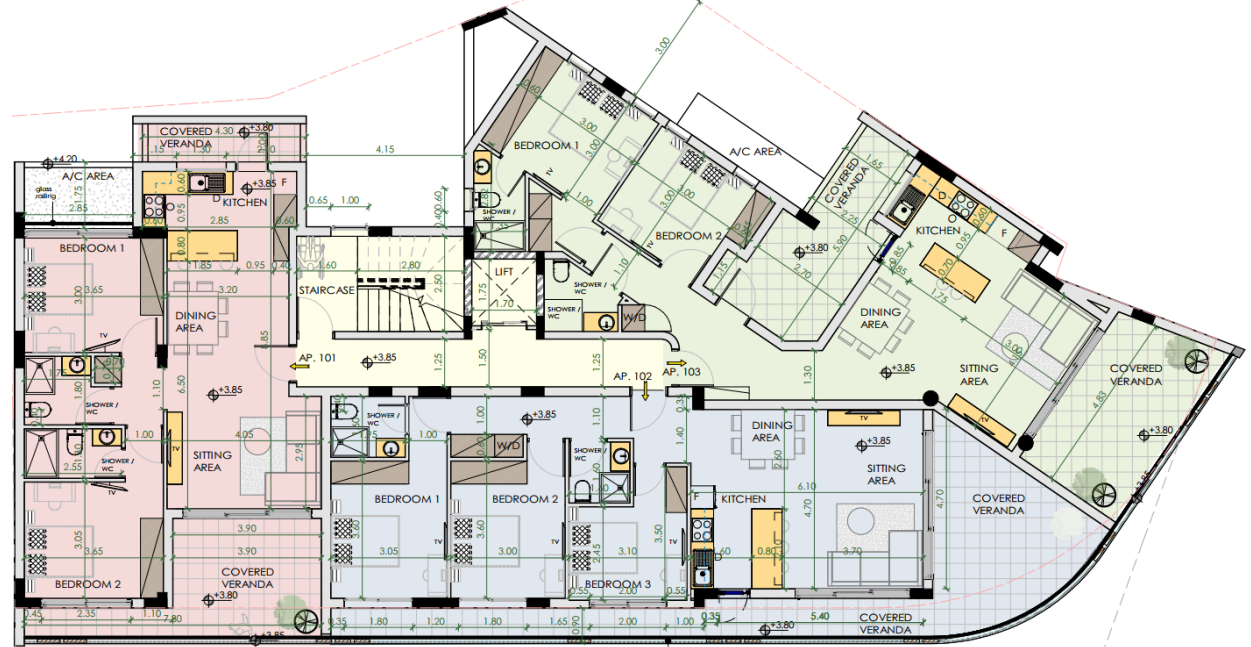
Ground Floor



Floor Plan

FLOORS

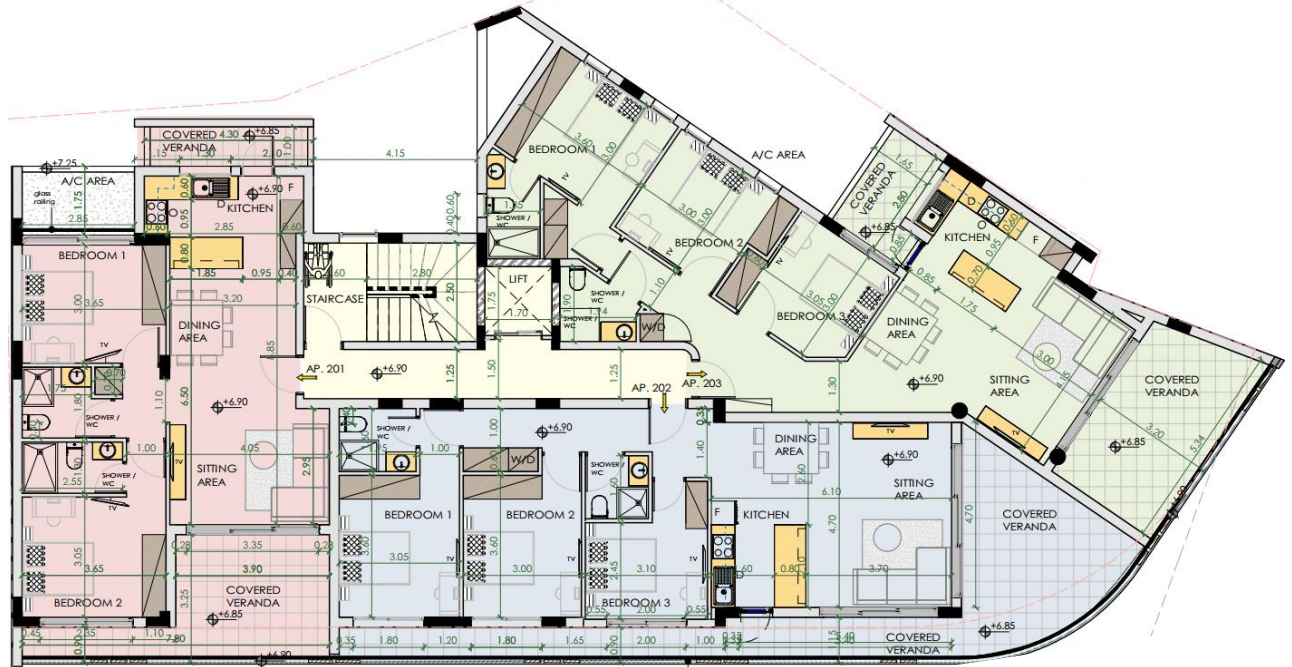
1



Floor plans

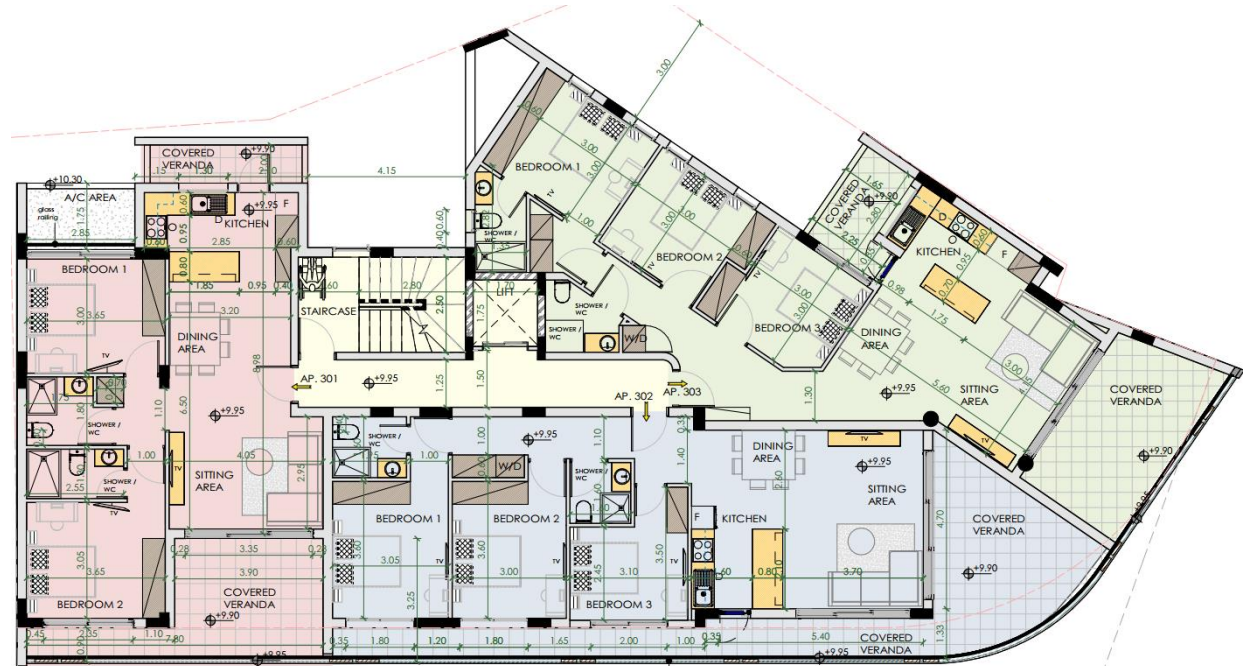
Floor Plan

FLOORS 2



Floor Plan

FLOORS 3

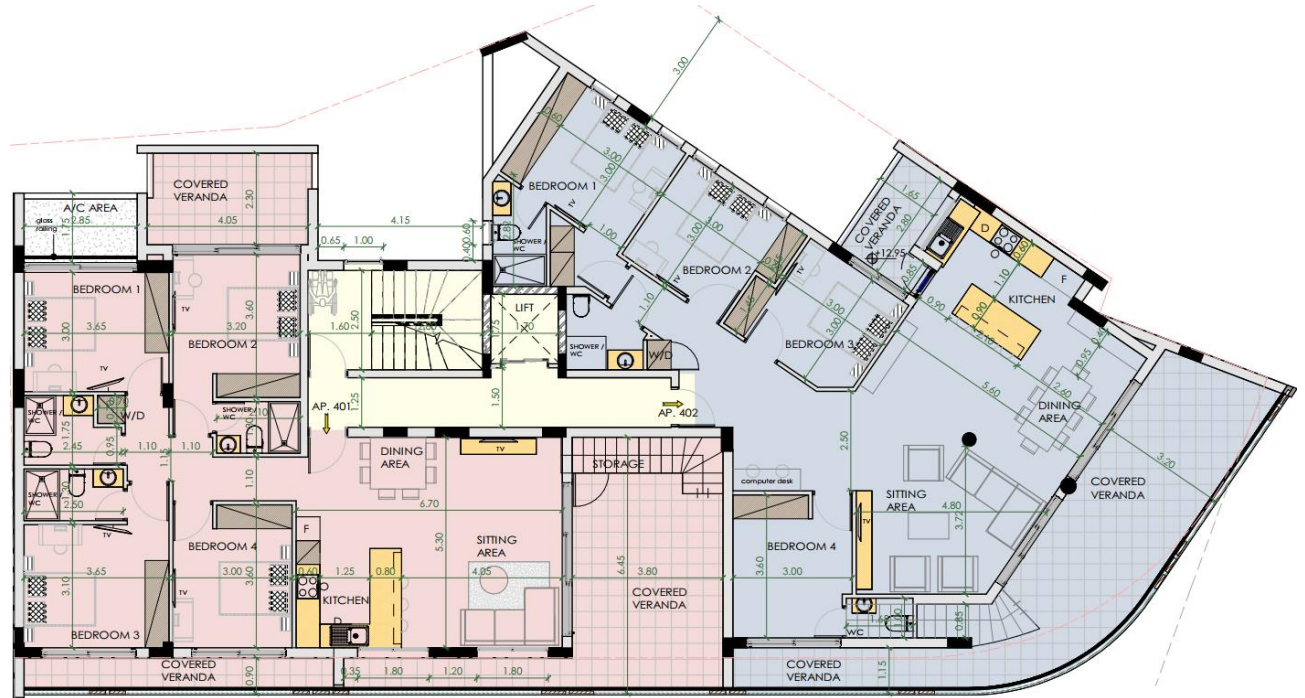




Floor plans

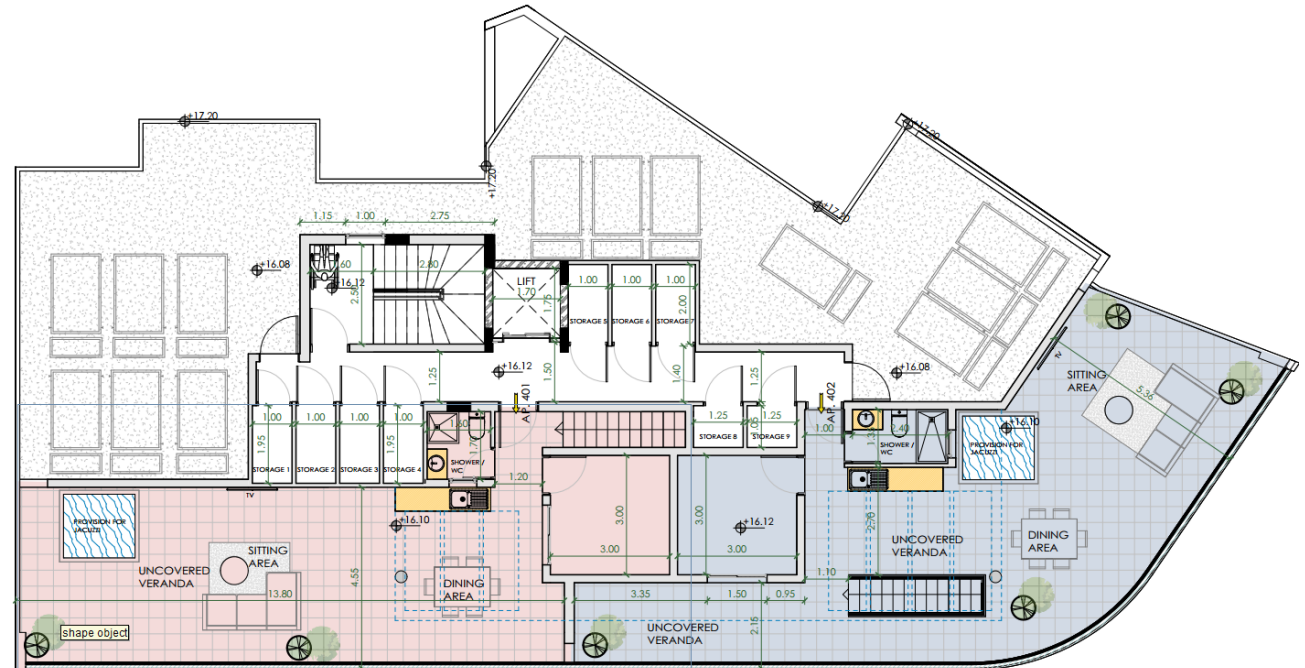
4th floor

PENTHOUSES



5th floor

ROOF GARDENS



THE PROJECT

PROJECT DETAILS

- ✓ 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

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*

THE PROJECT

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



NOTES: Sample images, project images to follow





PENTHOUSES - TERRACE

EXTERNAL APPEARANCE

The roof gardens are ideal for inside/outside living, entertaining guests and enjoying family time.

Spacious with emphasis on functionality,

OFFERS

- BBQ Area
- Sitting area
- Dining Area
- Jacuzzi optional/provision
- Kitchenette facilities
- WC



The
CANVAS
A56

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



**AMERICAN
ACADEMY**
LARNACA
PRIVATE SCHOOL



BAKERY



RESTAURANT



CAFE





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.