

NEW RELEASE

# THE PORTRAIT

(A57)

PROJECT  
PRESENTATION

LARNAKA  
CITY CENTER  
CYPRUS







## DESCRIPTION



This exclusive residential development is a 5-storey building featuring just four whole-floor apartments, offering privacy and comfort in a boutique setting. The project includes a selection of spacious 2 and 3-bedroom units, including a premium 3-bedroom penthouse with a private roof garden—perfect for those seeking luxury urban living with outdoor space.

Ideally located in the heart of Larnaca, the development provides a unique blend of tranquility and city convenience. Residents are within walking distance of schools, supermarkets, and essential amenities, all while enjoying the calm surroundings of a quiet neighborhood.

Just a 15-minute stroll brings you to the renowned Phinikoudes promenade and Blue Flag beach, making this a perfect home for both everyday living and holiday escapes.

- Superb architecture
- Modern sized windows
- Video intercom system

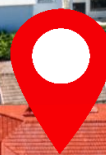


# LOCATION

FINIKOUES  
BEACH

MAKENZIE  
BEACH

SALT  
LAKE





# GENERAL INFORMATION



m2  
of land



m2  
Total area



5  
Floors



4 Units



Private  
parking



Prime  
Location



Close to  
Shopping  
center



Close to  
schools



10 minute drive to  
blue Flag Beach



BBQ Station on  
penthouses

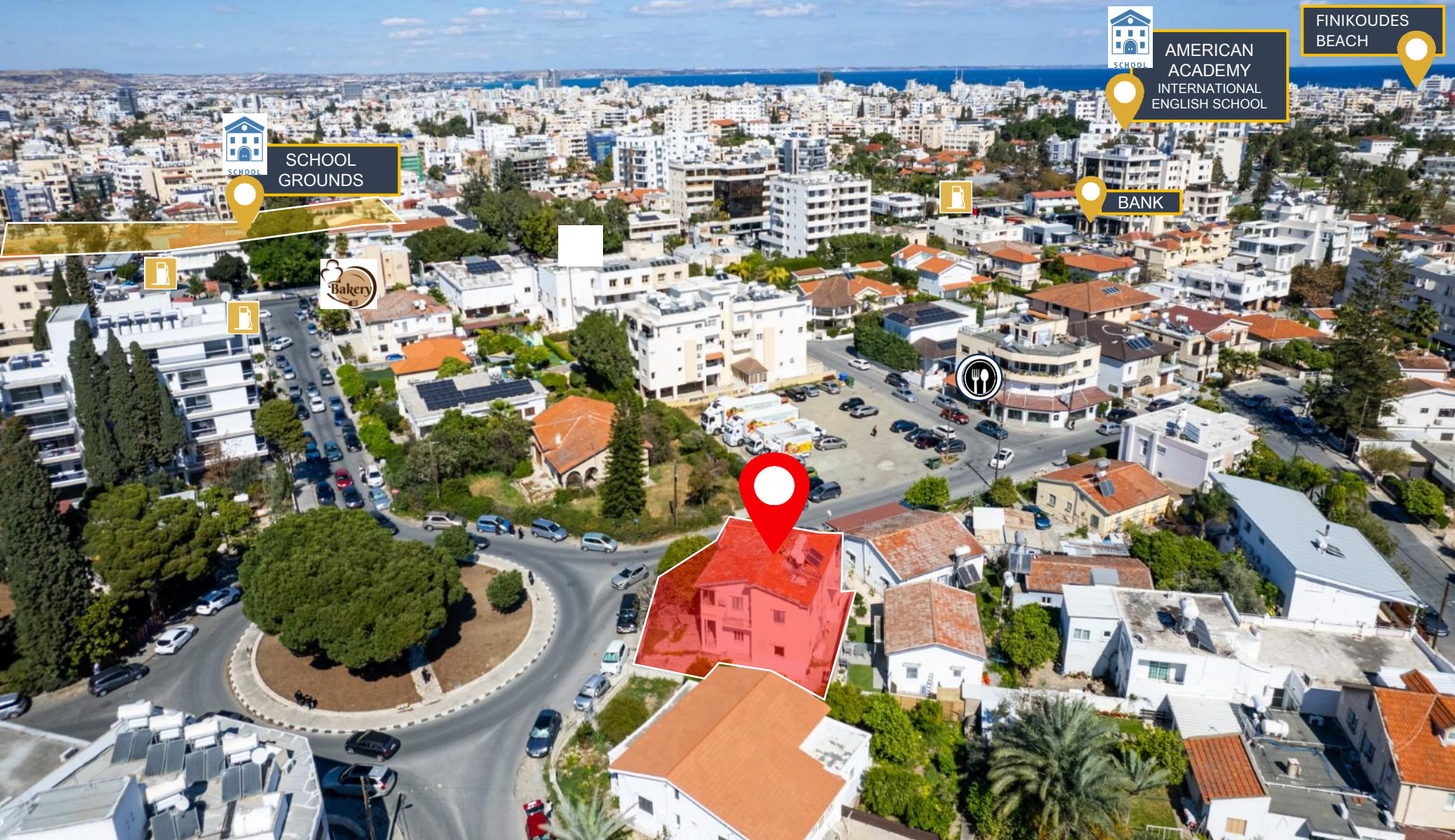


Energy  
Efficiency  
A





# LOCATION



SCHOOL  
GROUNDS



AMERICAN  
ACADEMY  
INTERNATIONAL  
ENGLISH SCHOOL

FINIKOUDES  
BEACH

BANK





# SITE LAYOUT

NUMBER OF UNITS

4

NUMBER OF FLOORS

5

UNIT NO	SIZE OF UNIT
401	200 m2
301	122 m2
201	122 m2
101	122 m2

## NOTE

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

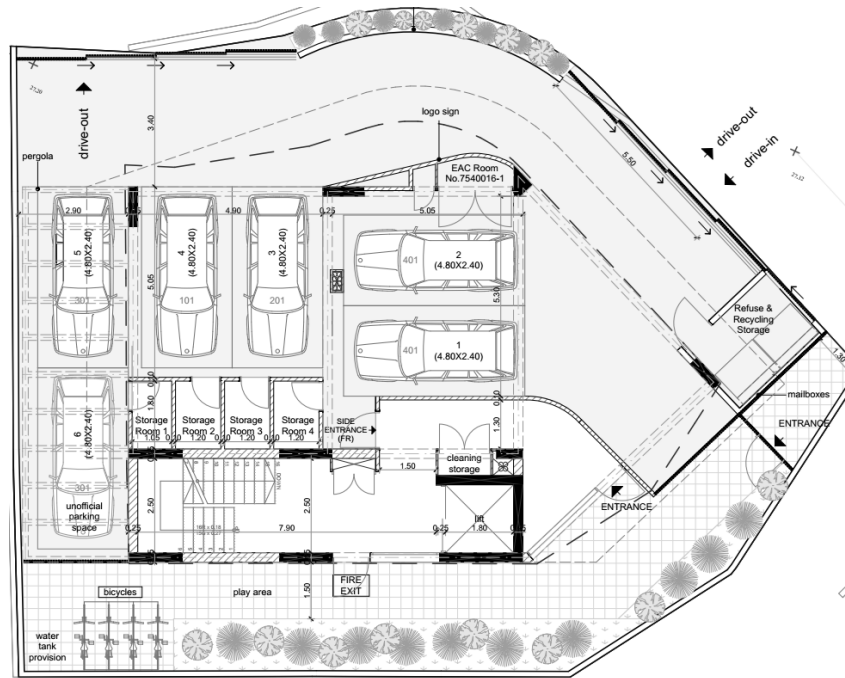






## Floor plans

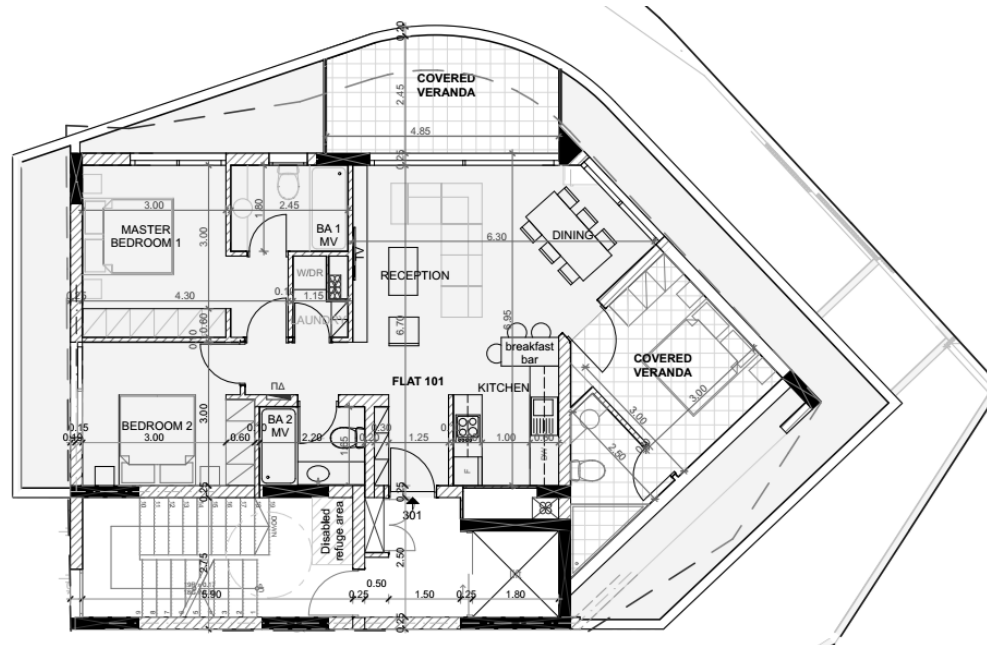
## Ground Floor



Floor Plan **FLOORS**

## FLOORS

1







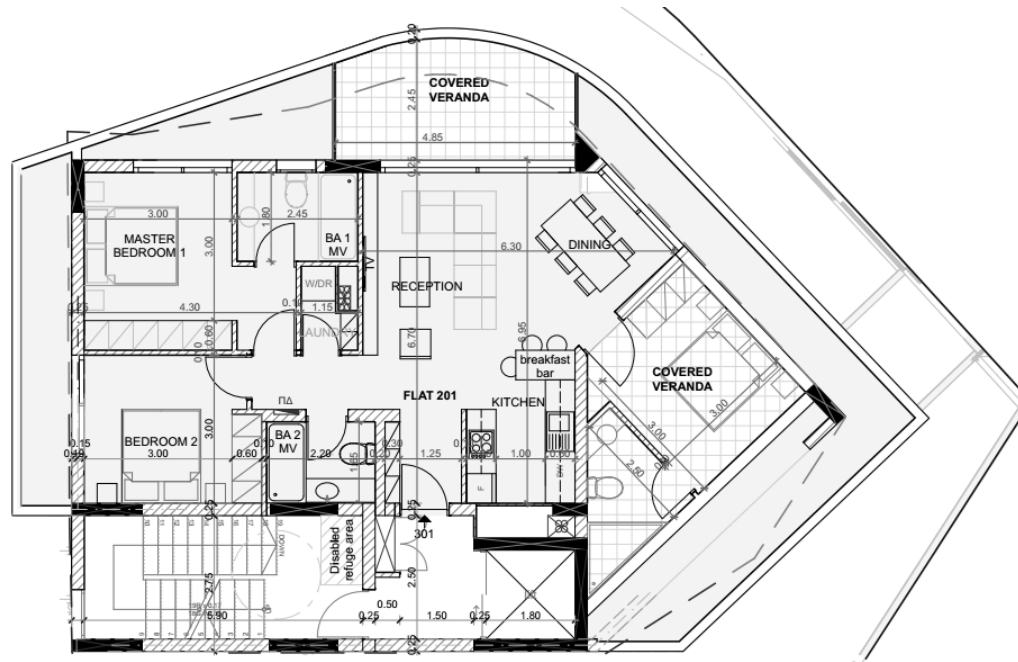


# Floor plans

Floor Plan

FLOORS

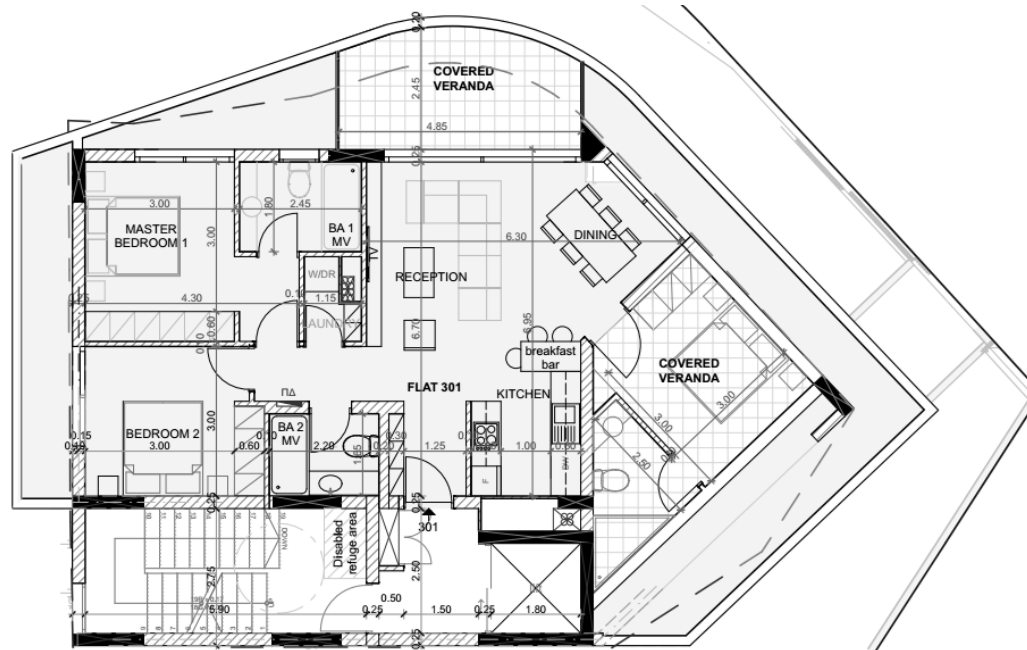
2



Floor Plan

FLOORS

3





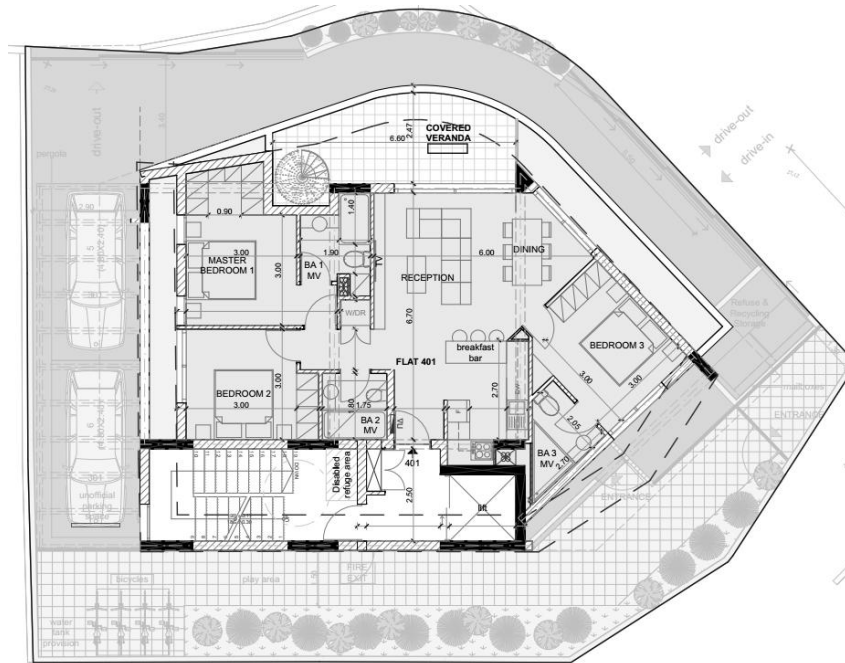




# Floor plans

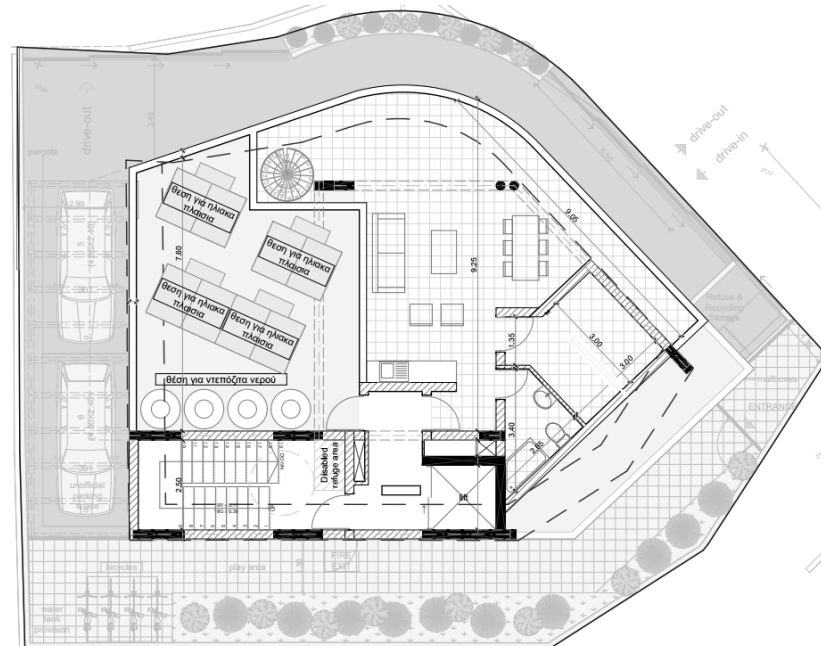
4<sup>th</sup> floor

## PENTHOUSES



5<sup>th</sup> 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







THE PORTRAIT





## PENTHOUSES - TERRACE

# EXTERNAL APPEARANCE

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

Spacious with emphasis on functionality,

### OFFERS

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




# 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.

 5 minute  
20 minute walk



SAINT LAZARUS CHURCH & SQUARE


 12 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  
10 minute walk



7 minute  
25 minute walk



PHINIKOUES BEACH



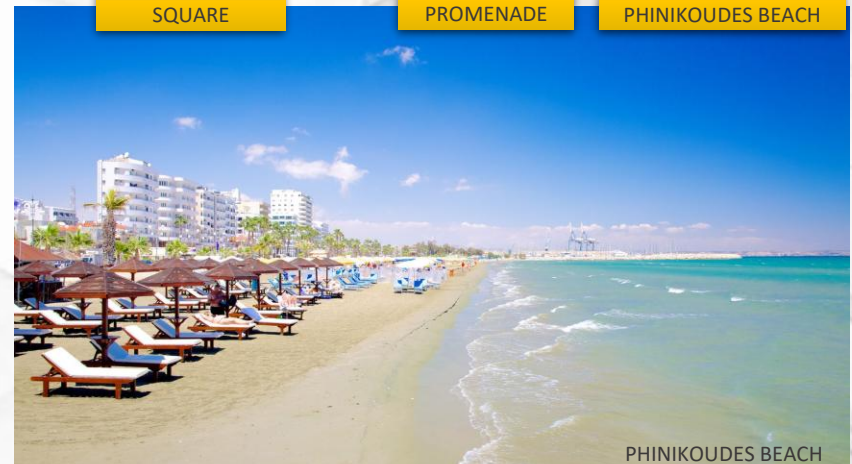
SAINT LAZARUS SQUARE



LARNAKA PROMENADE



EUROPE SQUARE AT PHINIKOUES BEACH



PHINIKOUES BEACH





## SECONDARY EDUCATION



**AMERICAN  
ACADEMY**  
LARNACA  
PRIVATE SCHOOL

**AAL**

**PHONE**

+357 24815400

**FAX**

+357 24651046

**EMAIL**

info@academy.ac.cy



[www.Academy.ac.cy](http://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.







Set directly in front of a beautifully landscaped roundabout adorned with mature trees and greenery, the project offers scenic views and a peaceful atmosphere rarely found in city living. The lush surroundings enhance both the aesthetic and the lifestyle quality for residents.







# 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.