

NEW RELEASE

THE PARKSIDE RESIDENCES

(A62)

PROJECT
PRESENTATION

LARNACA
FANEROMENI
(PATTIHIO MUNICIPAL PARK)
CYPRUS



LARNACA
CYPRUS

EUROPEAN CAPITAL OF CULTURE FOR 2030

Larnaca has officially been selected as the European Capital of Culture for 2030, marking an important milestone for the city and for Cyprus as a whole.

The decision was made by the European Commission after Larnaca's successful bid, which stood out among the competing proposals, including one from Limassol.

As part of this recognition, Larnaca will also receive the Melina Mercouri Prize, a €1.5 million award from the EU's Creative Europe programme, supporting the city's cultural preparations.

In 2030, Larnaca will share the title with Leuven in Belgium and Nikšić in Montenegro, placing the city firmly on Europe's cultural map.



WHY BUY IN LARNACA NOW:

- Strong property value growth potential
- European-standard urban planning and infrastructure
- High quality of life near the sea
- Growing demand from international buyers and investors
- Safe, stable environment within the European Union



VISION AND IMPACT ON THE CITY

Larnaca's vision for 2030 focuses on using culture as a tool to transform the city and strengthen its identity. The project aims to turn Larnaca from a mainly service-based city into a lively cultural hub, where art, creativity, and community participation play a central role.

The programme includes the wider Larnaca region and places strong emphasis on inclusion, sustainability, and cultural democracy, ensuring that local residents are actively involved. In the long term, the title is expected to boost tourism, support creative industries, and leave a lasting cultural and social legacy for the city and its people.



LOCATION

PATTIHIO MUNICIPAL PARK

The amphitheatre forms part of the park known sometimes as **Pattihio Forest Park** or the “Pattihio Park” area, located along Artemidos Avenue and the Faneromeni district of Larnaca

Because it sits within a zone of natural vegetation and lies near the Salt Lake, the setting offers scenic views and a feeling of separation from the bustle of the city.

The pedestrian trail that winds through the park (~2 km) complements the amphitheatre as part of a leisure and recreation zone.



LOCATION

PATTIHIO MUNICIPAL PARK

- The amphitheatre is built in an “ancient style” open-air scheme, with tiered seating that enables good visibility of the stage and the surrounding park atmosphere.
- It is actively used for the annual Larnaca Festival (held each July) as one of its key venues.
- The environment is family-friendly and ideal for an evening out: visitors bring cushions or blankets to enjoy performances under the stars.
- Even outside event times, the surrounding park offers a peaceful walk, views over the lake, and green space for relaxing.

The Pattihio Amphitheatre offers a refreshing blend of culture and nature in Larnaca: you can enjoy live performances in a setting that feels both connected to the city and yet removed from its hustle.

Its location near the Salt Lake and within a green park gives it an airy, relaxed ambience that few city venues match. Whether you attend a performance or simply sit in the amphitheatre area for an hour, the experience is calming, scenic and culturally rooted







THINGS YOU CAN ENJOY:

- Ideal for jogging on peaceful, shaded pathways surrounded by greenery
- Perfect location for a relaxing picnic with family or friends
- Safe and pleasant environment for strolling with your child
- Open spaces suitable for exercise, stretching, and outdoor fitness
- Beautiful natural setting that promotes relaxation and wellbeing
- Great place to enjoy fresh air and spend quality family time
- Calm and welcoming atmosphere suitable for visitors of all ages



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

CLOSE DISTANCE

1. Pharmacy
2. Supermarket
3. Fruit market
4. Bakery
5. Cafes
6. Schools
7. Bank
8. Confectionery
9. Restaurants
10. Gas Stations



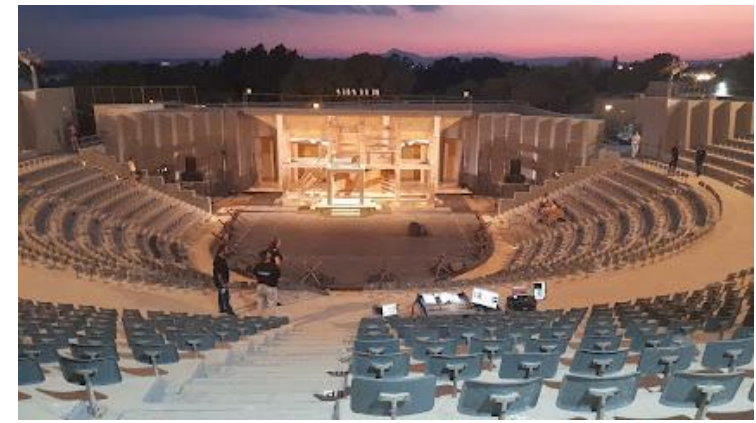
**AMERICAN
ACADEMY**
LARNACA
PRIVATE SCHOOL



BAKERY



SALINA PARK



PATTIHO AMPHITHEATRE



LARNACA'S PUBLIC LIBRARY



PLAYGROUND



PATTIHO PARK

LOCATION

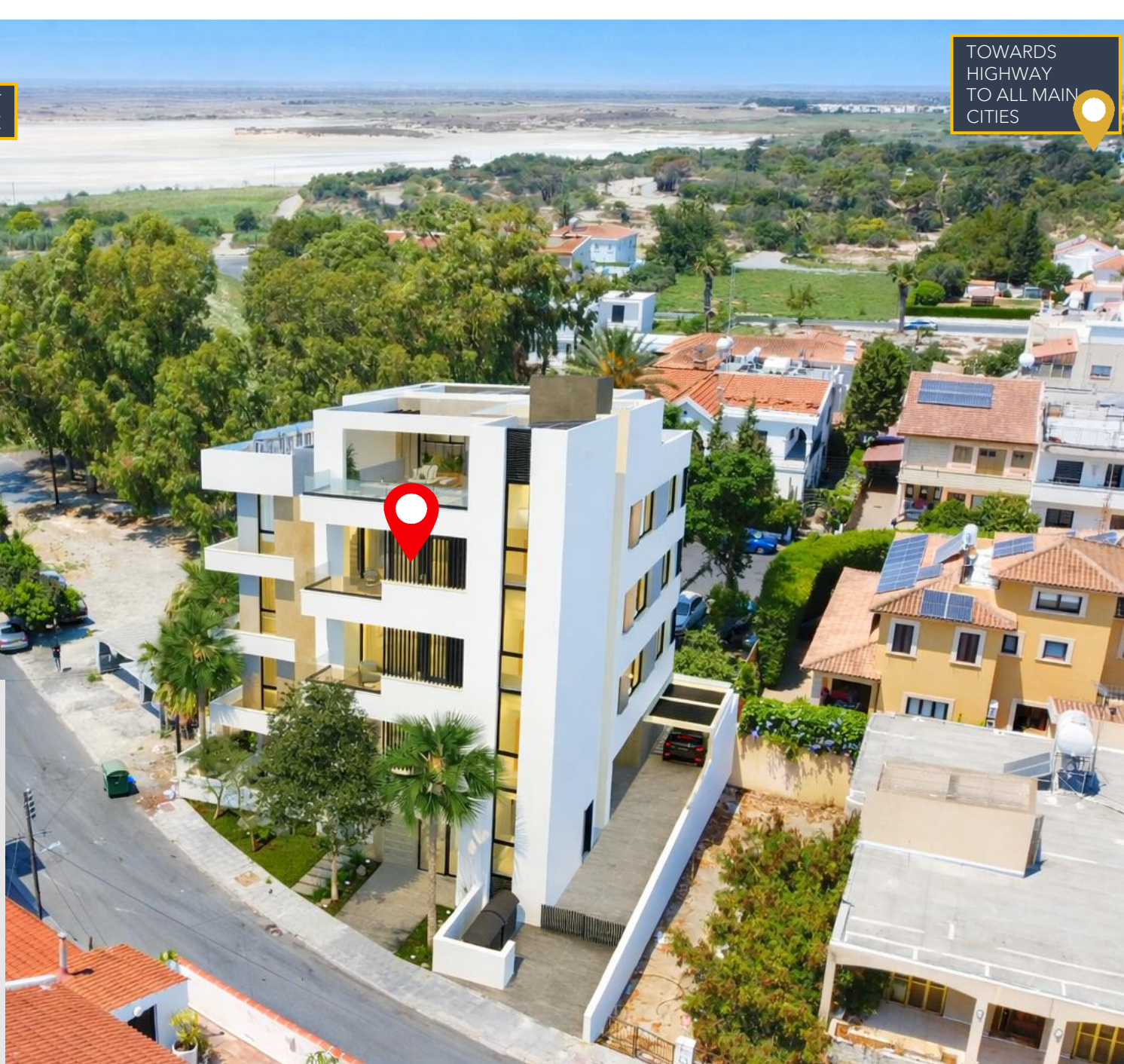
SALT
LAKE

TOWARDS
HIGHWAY
TO ALL MAIN
CITIES

Location & Setting

This development is perfectly placed between nature and city life. It sits near the famous Larnaca Salt Lake, one of Cyprus's most beautiful natural landmarks.

In winter, the lake fills with water and becomes home to hundreds of pink flamingos and other birds. In summer, it transforms into a bright, shimmering salt flat – a truly unique view all year round.



LOCATION

GREEN
AREA



GREEN
AREA

GREEN
AREA

*The building will be
erected here

Location & Setting

The surrounding area is peaceful, with open views, low-rise homes, and green spaces, creating a calm and relaxed atmosphere. At the same time, you're just a short drive from Larnaca's schools, shops, restaurants, and main roads, making everyday life very convenient.

This balance between quiet nature and easy access to the city makes the location ideal for families and professionals who want both comfort and connection to the outdoors.



The flamingos at Larnaca Salt Lake are one of the most beautiful natural attractions in Larnaca. Every winter, thousands of elegant pink flamingos arrive, creating a stunning and peaceful landscape. Visitors can enjoy watching these graceful birds while walking around the lake and experiencing the unique beauty of nature.

DESCRIPTION

This contemporary residential apartment building in Larnaca combines modern design, comfort, and everyday functionality in one elegant structure. Featuring clean architectural lines and a neutral color palette, the building offers a timeless aesthetic that blends seamlessly with the surrounding greenery.

The development consists of four floors of spacious modern apartments, designed to maximize natural light and indoor-outdoor living. Large windows and wide balconies create bright, airy interiors with views of the neighborhood and nearby nature.

Located just a 10-minute drive from Phinikoudes promenade and the Blue Flag beach, these apartments are ideal for permanent residence, holiday living, or property investment in Larnaca.

- Modern, refined architectural design
- Premium finishes with attention to detail
- Surrounded by two green areas
- Open views facing the Salt Lake
- Balanced urban living with nature and light



Location & Setting

The surrounding area is peaceful, with open views, low-rise homes, and green spaces, creating a calm and relaxed atmosphere. At the same time, you're just a short drive from Larnaca's schools, shops, restaurants, and main roads, making everyday life very convenient.

This balance between quiet nature and easy access to the city makes the location ideal for families and professionals who want both comfort and connection to the outdoors.

GENERAL INFORMATION



502 m²
of land



1003.95
m²
Total area



7-MINUTE WALK
TO PATTIHI
MUNICIPAL PARK



WALKING
DISTANCE TO
PLAYGROUNDS



APARTMENTS
VIEW TO SALT
LAKE



4
FLOORS



1- 4
ROOMS



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



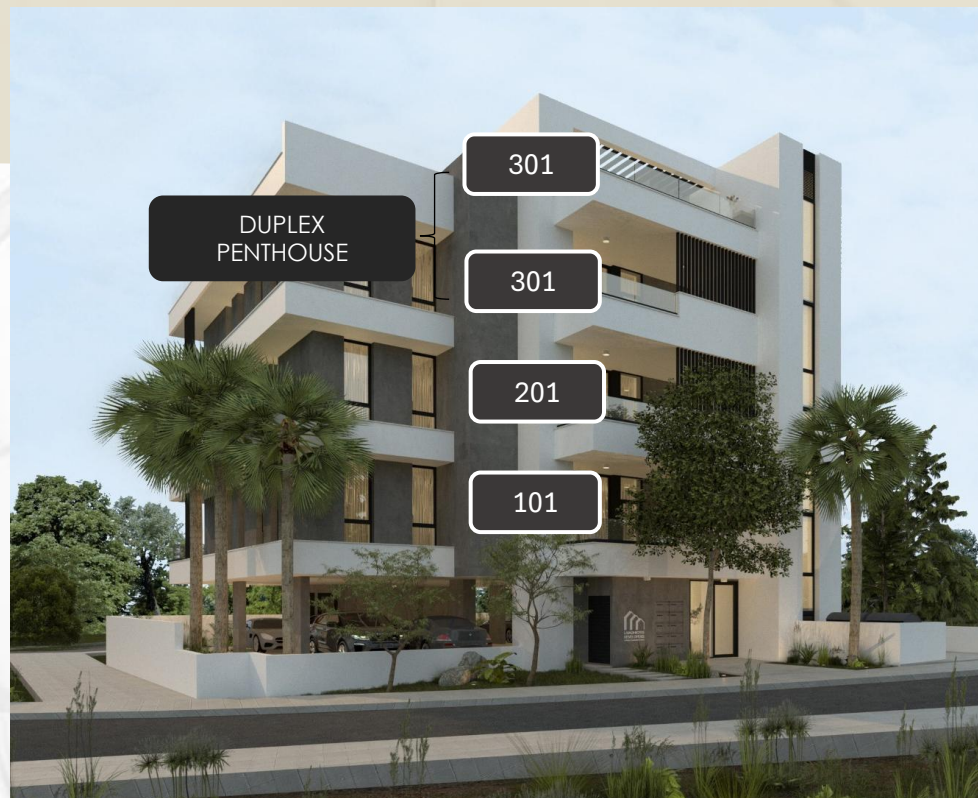
AVAILABILITY

	Apt. No	Rooms	Bath/r	Floor Level	Total Apartment Area m ²	Covered Verandas m ²	Roof Garden Veranda m ²	Extra room	Notes	*Total Area m ²	Direction
1	101	2+1	3	1st	89.60	19.63				109.23	Salt Lake
2	102	1+1	2+1	1st	76.86	8.75				85.61	Salt Lake & Green Area
3	103	1	2	1st	60.01	8.19				68.20	Salt Lake & Green Area
4	201	2+1	3	2nd	89.60	19.63				109.23	Salt Lake
5	202	1+1	2+1	2nd	76.86	8.75				85.61	Salt Lake & Green Area
6	203	1	2	2nd	60.01	8.19				68.20	Salt Lake & Green Area
7	301	2+2	3+1	3rd+4th	100.38	19.63	37.24	16.32	Duplex penthouse	173.57	Salt Lake
8	302	2+1	2+1	3rd+4th	82.78	18.53	45.91	15.24	Duplex penthouse	162.46	Salt Lake & Green Area
9	303	1+1	2+1	3rd+4th	70.10	11.23	45.98	14.53	Duplex penthouse	141.84	Salt Lake & Green Area

NOTE

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

SITE LAYOUT



NUMBER OF UNITS

9

NUMBER OF FLOORS

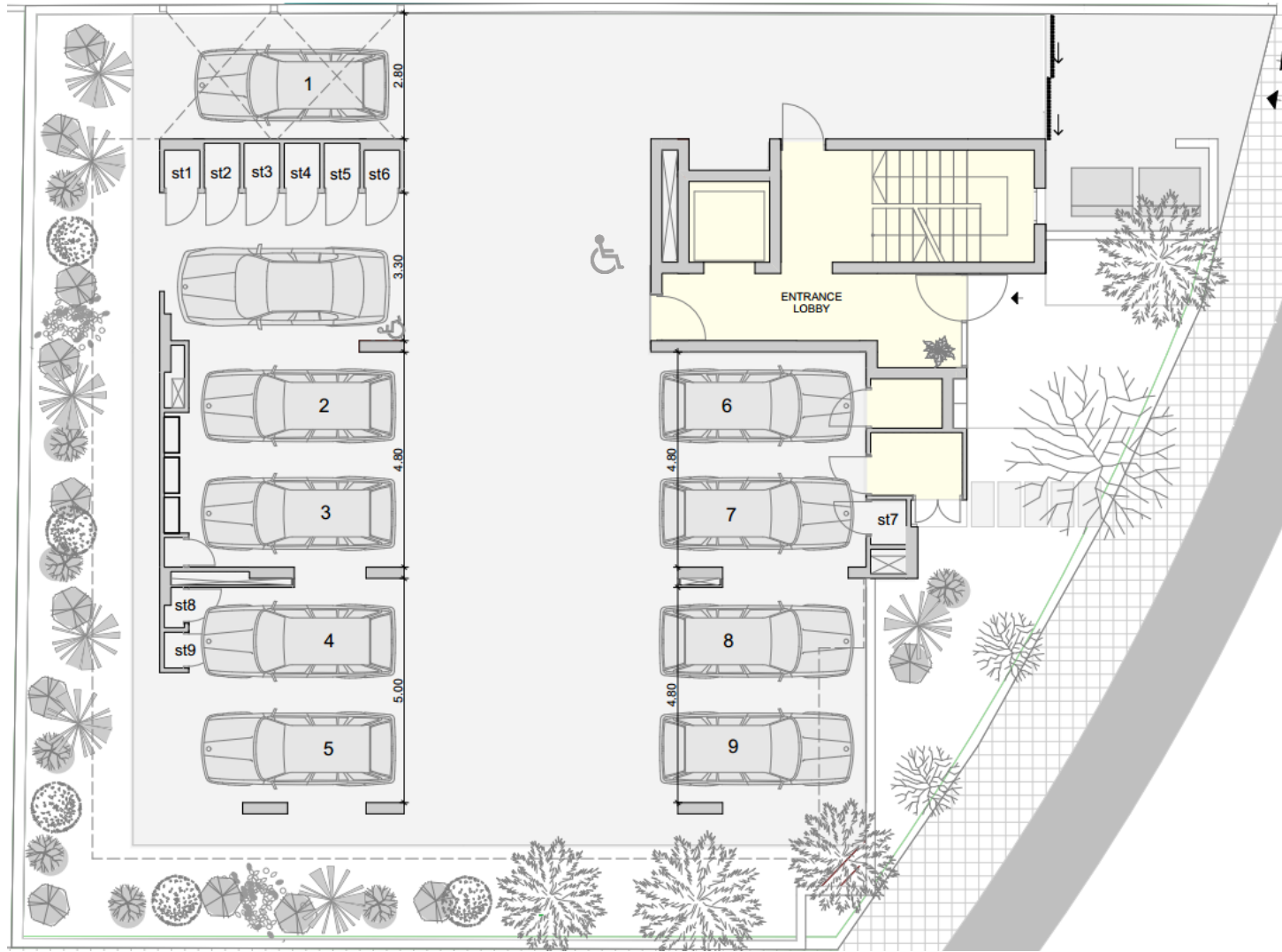
4



Location & Setting

Residents enjoy private parking, a secure entrance, and a calm residential setting that provides both privacy and easy access to the city.

This development is ideal for families and professionals looking for a stylish home close to schools, amenities, and the natural beauty of Larnaca's Salt Lake.







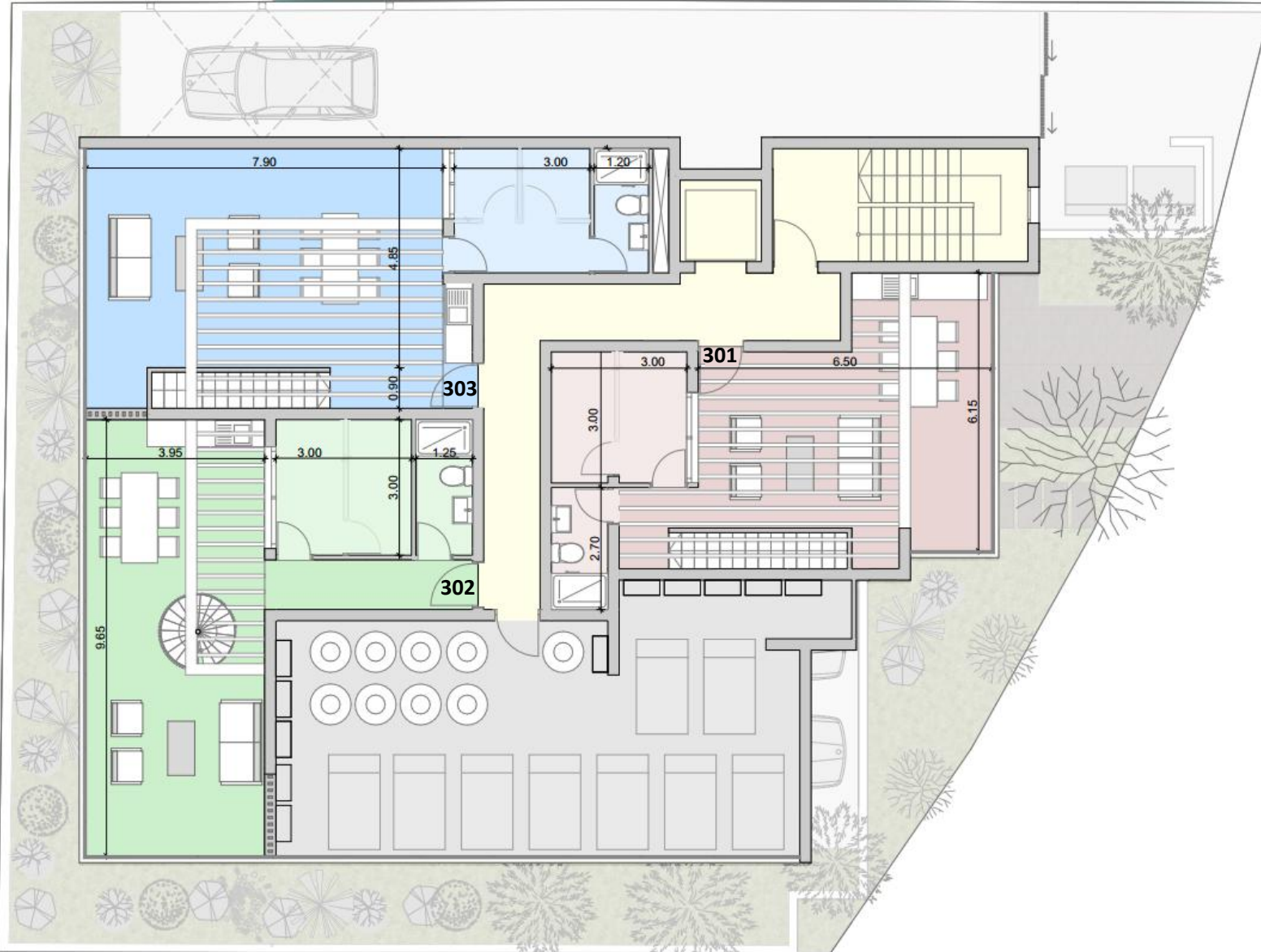


LIVADHOTTIS
DEVELOPERS
LIVING IN THE FUTURE










LOCATION

DETAILS OF LOCATION

Larnaca 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

 9 minute



HALA SULTAN TEKKE



LARNACA SALT LAKE

 10 minute



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 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. Only a 5 from the Opera Tower, where residents can enjoy Larnaca 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, Finnish, 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.



3 minute
20 minute walk



7 minute
25 minute walk



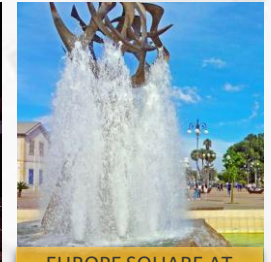
PHINIKOUES
BEACH



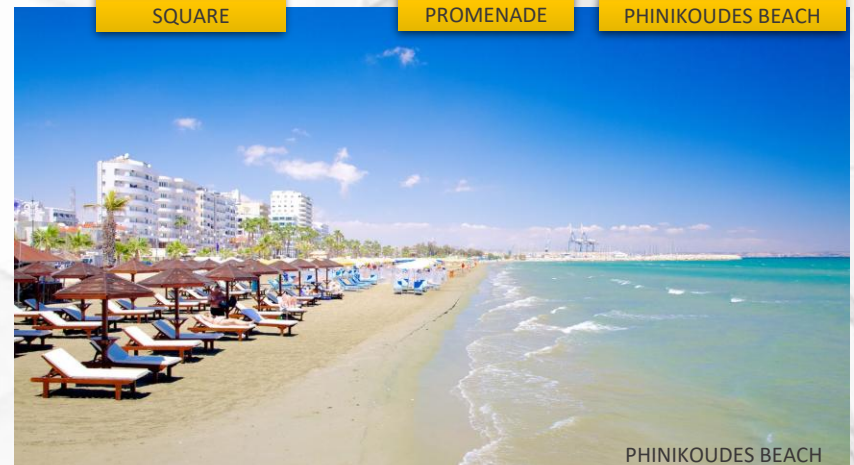
SAINT LAZARUS
SQUARE



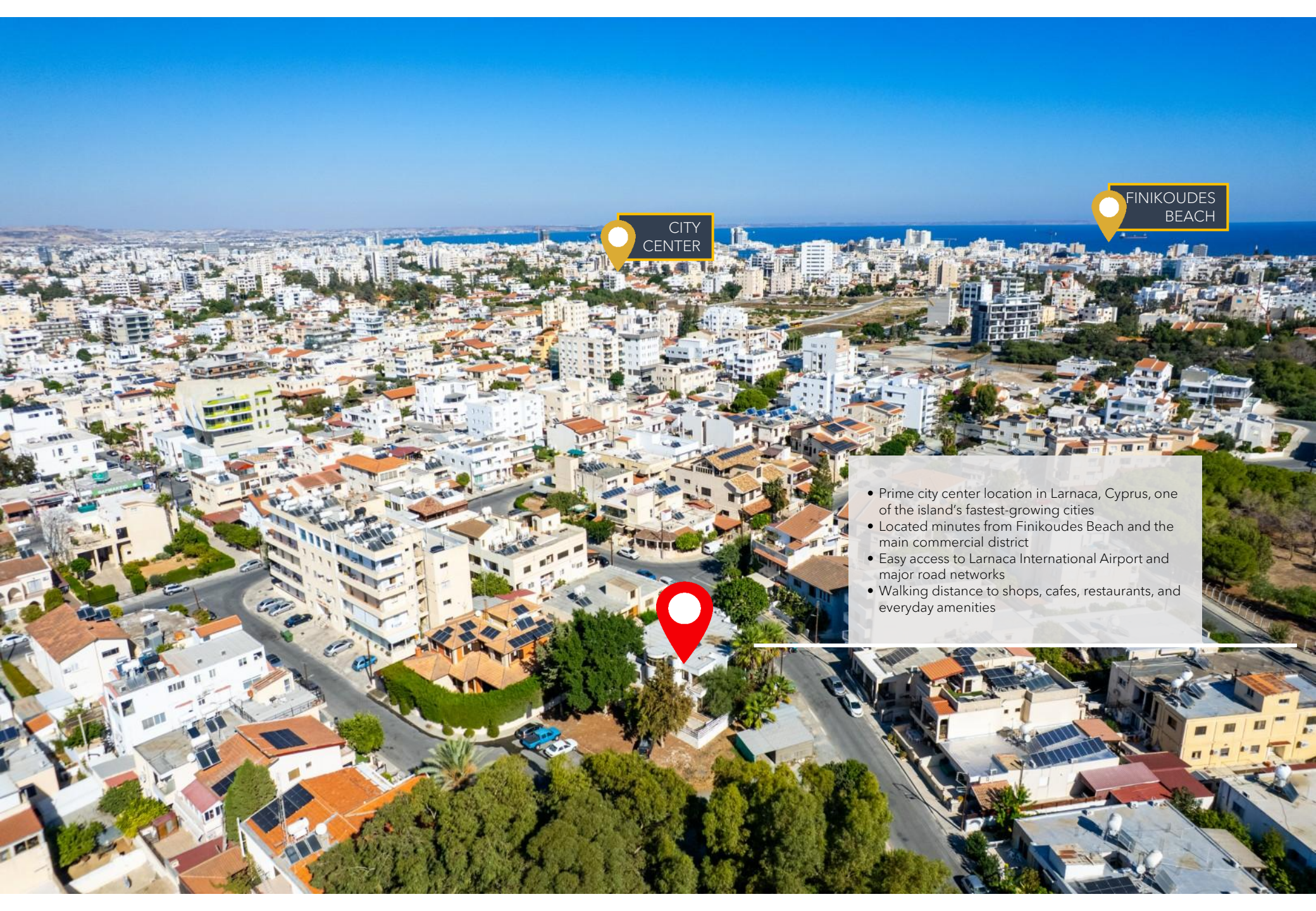
LARNACA
PROMENADE



EUROPE SQUARE AT
PHINIKOUES BEACH



PHINIKOUES BEACH



CITY CENTER

FINIKOUDES BEACH

- Prime city center location in Larnaca, Cyprus, one of the island's fastest-growing cities
- Located minutes from Finikoudes Beach and the main commercial district
- Easy access to Larnaca International Airport and major road networks
- Walking distance to shops, cafes, restaurants, and everyday amenities



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.





**LIVADHIOTIS
DEVELOPERS**
Lefteris Livadhiotis & Sons

Tel.: +357 24 82 38 88 | Fax: +357 24 62 42 22
panikos@LivadhiotisDevelopers.com
50 Nikolaou Rossou Str., P.O.Box 42800 ,
6021 Larnaca - 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.