

HOUSES
FOR
SALE

REF: **A34**



MESOYIOS PARK RESIDENCES
LIVADHIA, LARNAKA – 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.



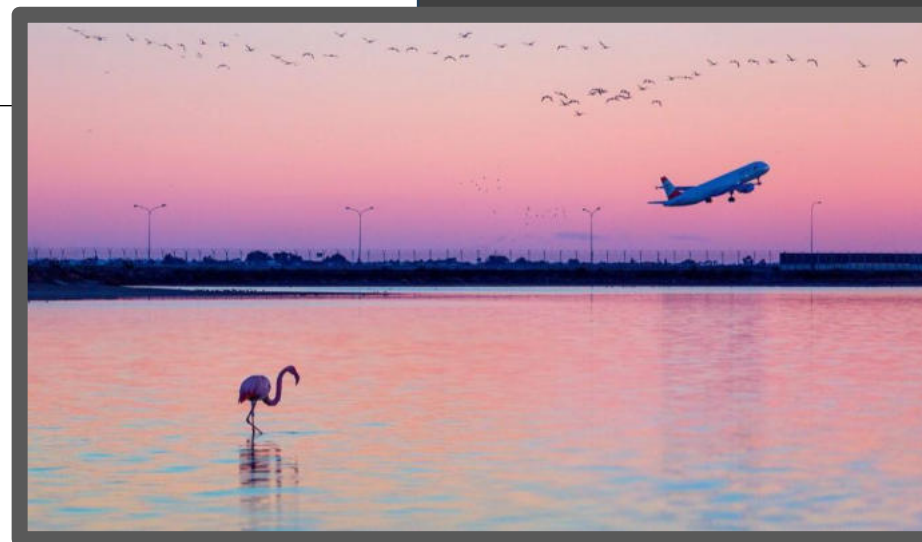
WHY BUY IN LARNACA NOW:

- 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.



DESCRIPTION

Mesoyios Park Residences is composed of 63 residential plots, an area which has been identified for high growth potential and future development gains.

These Residences come with the option of many designs, internal layouts and external finish. Great luxury options are featured comprising open plan living areas which can be modified to suit the purchases needs, kitchen/dining area, guest toilet, pantry and storage area, master bedroom with en-suite and main bathroom.

The project uses a unique combination of glass, stone and timber to appeal to the new home buyer.

This project is a great investment for any buyer looking for the home in a quiet area with low density houses. Perfect for families, with private garden and swimming pool, double parking and some come with a roof terrace.

The beach is just a few minutes walk from the project. Also the Larnaca Nautical club with established restaurant and beach bar ideal for lunch brunch, coffee, cocktails to chill by the sea. The beach at Nautical club is fully organised.

Larnaca-Dekelia road is full of restaurants, coffee shops and hotels, offering all kinds of entertainment for all tastes.





LOCATION

DETAILS OF LOCATION

The project is located in Larnaca-Dekelia road, near the Nautical club of Larnaca.

The area it self is very vibrant and offers many options for entertainment yet the project is on a quiet area.

The center of Larnaca is just a few minutes drive.
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.

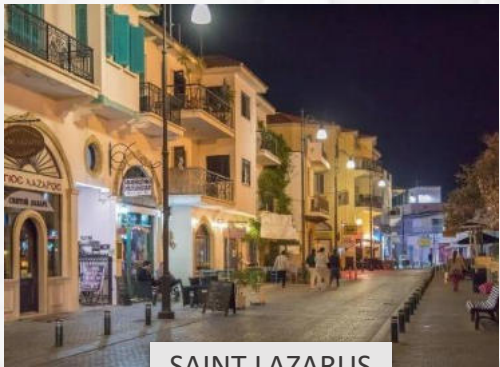
 10 minute



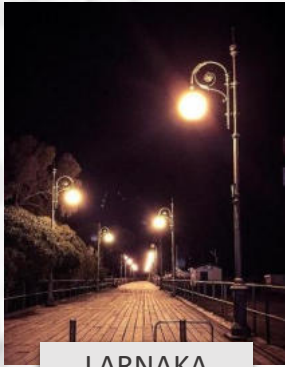
PHINIKOUEDES BEACH

NAUTICAL CLUB

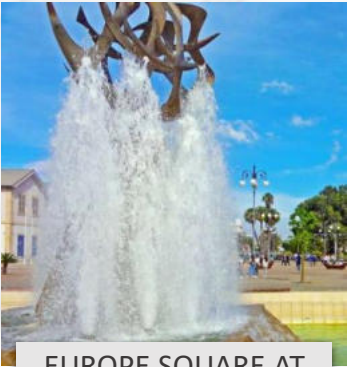
 3 minute
10 minute walk



SAINT LAZARUS
SQUARE



LARNAKA
PROMENADE



EUROPE SQUARE AT
PHINIKOUEDES BEACH



PHINIKOUEDES BEACH

DETAILS OF LOCATION



NAUTICAL CLUB

AUCY AMERICAN
UNIVERSITY OF
CYPRUS

€1,2 BILLION LARNACA
MARINA

LARNACA CENTER

NEW PROJECT
PHASE

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.

 12 minute



SAINT LAZARUS CHURCH & SQUARE

 20 minute



HALA SULTAN TEKKE



LARNAKA SALT LAKE

 15 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.

SURROUNDING AREA





TOWARDS AYIA NAPA
AND PROTARAS

BLUE FLAG
BEACH

RADISSON
BEACH RESORT

LARNACA NAUTICAL
CLUB

AREA PARK

Mesoyios Park
Residences

U UNDER CONSTRUCTION

N NEW PHASE

C COMPLETED

LAND OF TOMORROW

MARCH 2023

Larnaka - Land of Tomorrow

An iconic new project changing the face of Larnaka as we know it.

The largest mixed-use development on the island to boost Larnaka growth while nurturing a sustainable life well lived.

The ultimate Mediterranean destination and place to be, where recreation and work combine in seamless unison under blue skies.

This is the Land of Tomorrow. A daring and masterful design for the future, taking shape in the present!



LARNACA



LAND OF TOMORROW PROJECT PRESENTED IN LARNACA

Deputy tourism minister Costas Koumis heralded the Land of Tomorrow project spearheaded in Larnaka. In a statement on Monday, Petrolina Group which is driving the project, said the investment will be reaping benefits for generations to come.

The plan envisions the development and transformation of Larnaka's northern coast into an attractive destination. Presented by Ben Scott, senior partner of the architecture firm Foster + Partners, he highlighted the city's history was a source of inspiration.

"Larnaka's heritage, natural beauty and relationship with the sea are key elements of this plan. The aim of Land of Tomorrow is the creation of a new, sustainable, mixed-use waterfront development that will be the catalyst for further regeneration of the city and the wider area."

LAND OF TOMORROW

MARCH 2023

The overall design of the masterplan is guided by a rigorous environmental and ecological approach, sustainability, the predominance of green and open spaces, access to modern infrastructure, as well as connectivity with the surrounding areas, Scott added.

Lefkaritis Group CEO Dinos Lefkaritis called the presentation historic, as Land of Tomorrow will be a reference point for both Larnaca and Cyprus, attracting young people and businesses. “This is what Larnaca deserves.”

New living and working communities will provide the amenities needed to support the growth of Larnaca’s resident population, attracting new people and businesses from overseas to an elevated and sophisticated setting. The progressive project, dedicated to creating a better future and aiming to positively impact the Cyprus economy, will also include new world-class tourism facilities to attract travellers to the island, as Land of Tomorrow shines bright in the international spotlight.

The past, the present, the future! The location, the heritage, an exciting cultural scene, a business community and a strong sense of local community.

The Land of Tomorrow masterplan will create a new paradigm for a sustainable, mixed-use coastal community, to become a catalyst for the responsible revitalisation of Larnaca and the wider region.

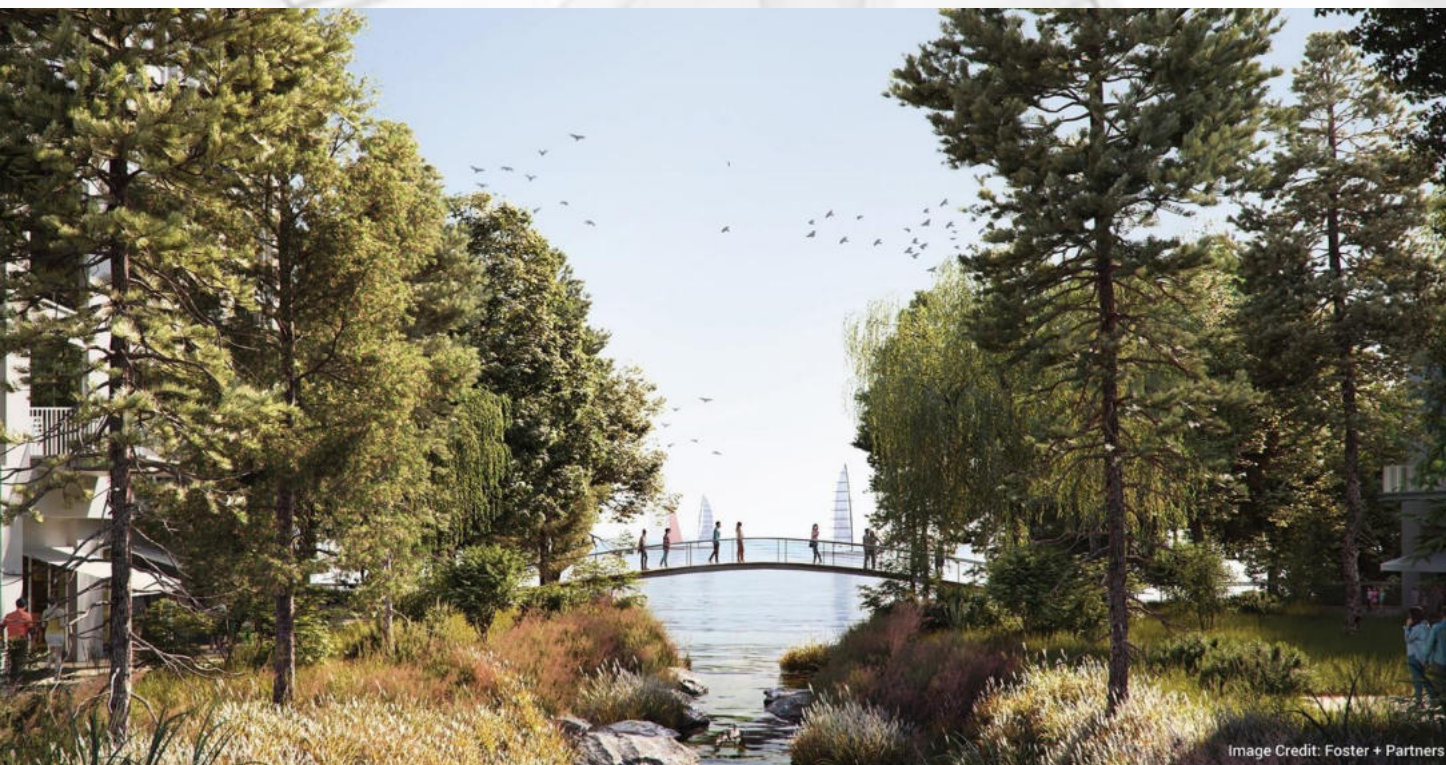


Image Credit: Foster + Partners



SURROUNDING AREA

Surrounding area is mainly private residences. The specific neighborhood is consisting of newly build houses making it ideal for families and couples.

The specific area does not demand specific building styles or regulations. The local authorities only enforce the given building density of each area, which calls for only residences



APPEARANCE AND FINISH

EXTERNAL APPEARANCE

- The project uses a unique combination of glass, stone and timber to appeal to the new home buyer.
- Big openings with glass doors opening to spacious verandas and balconies.
- Emphasis of rectangular forms and horizontal and vertical lines



THE DINING AREA & LIVING ROOM

Spacious and modern
With neutral colours and
patterns for a
calm and relaxing environment

Modern minimal furniture

Maximum space usage





THE BEDROOMS

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



KITCHEN STORIES

● Elegance

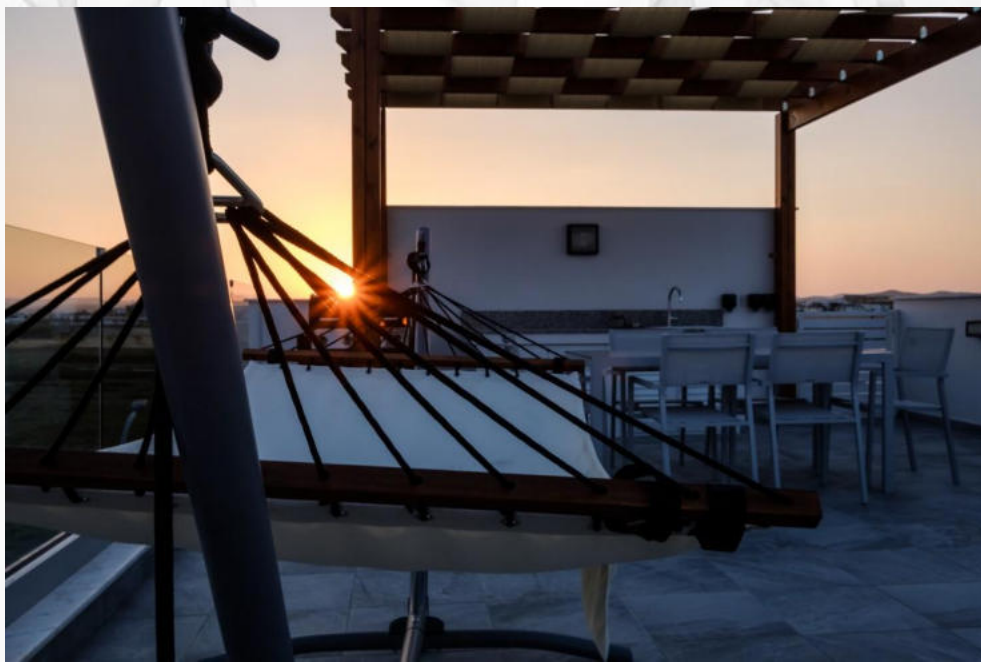
● Modern

● Functionality



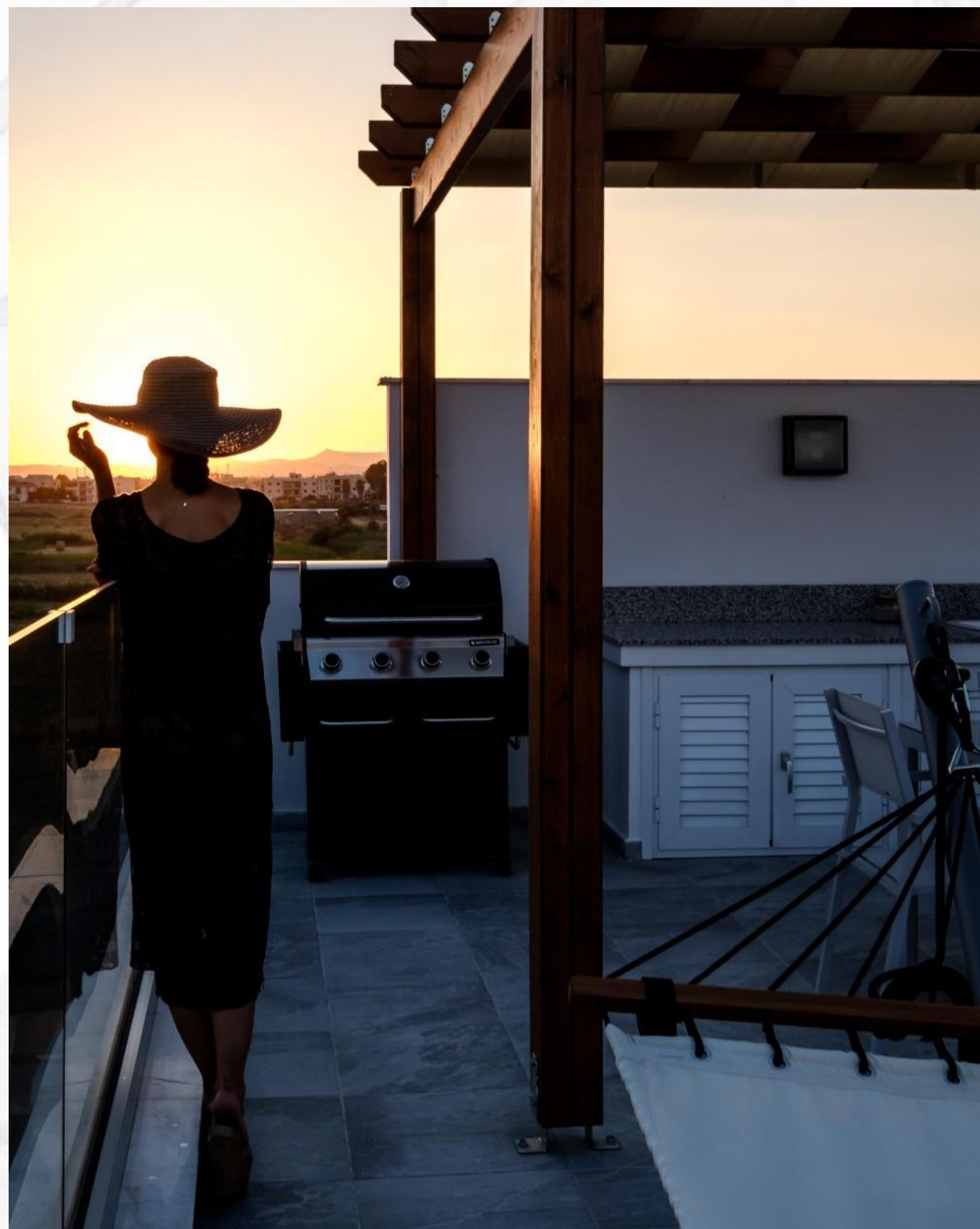


VARIOUS
PROJECT
DETAILS





ROOF GARDEN







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PRELIMINARY

Mesoyios Park - Plots and Residences

* preliminary drawings, subject to change



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