

NEW RELEASE

THE CANVAS

(A56 – City Residences)
(A57 – Duplex Residences)

PROJECT
PRESENTATION

LARNAKA
CITY CENTER
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



The project is a high-quality residential development comprising **two separate buildings**, designed to offer refined city-centre living.

A56/City Residences is a modern five-storey building featuring 8 spacious apartments, with two apartments on each floor. The selection includes elegant two & three-bedroom apartments, ideal for families or professionals seeking comfort and functionality in the heart of the city.

A57/Duplex Residences is an exclusive building consisting of only two premium duplex apartments, offering enhanced privacy and a boutique living experience.

The developments includes penthouse apartments, each with a private roof garden, providing stunning outdoor living spaces and elevated city views.

Located in the **heart of Larnaca**, the project offers the perfect balance between vibrant city life and tranquility. Schools, supermarkets and everyday amenities are all within walking distance, while **Phinikoudes Promenade and the Blue Flag beach** are just a **15-minute walk away**.

This luxury development delivers city-centre living at its best — quiet, convenient and connected.

- Contemporary architectural design
- Large, modernly proportioned windows
- Video intercom system
- Covered parking for all apartments

LOCATION

LARNAKA
DEKELIA ROAD

FINIKOUEDES
BEACH

METRO
SUPERMARKET



GENERAL INFORMATION



400 m2
of land



1200 m2
Total area



5
Floors



10 Units



Private
parking



Prime
Location



5-minute
walk to
supermarket



Close to
schools



10-minute drive to
Blue Flag beach



BBQ Station on
penthouses



Energy
Efficiency
A

A57

A56





LOCATION

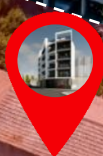
FINIKOUCES
BEACH

LARNAKA SALT
LAKE

AMERICAN
ACADEMY
INTERNATIONAL
ENGLISH SCHOOL



SCHOOL
GROUNDS





SECONDARY EDUCATION



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PRIVATE SCHOOL

AAL

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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



LARNAKA SALT LAKE

 7 minute
25 minute walk



The METROPOLIS Mall of Larnaka, 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 @ Larnaka is well suited to cater for the entire catchment area within a 30km radius.



SITE LAYOUT

A57

A56

NUMBER
OF UNITS

10

NUMBER
OF FLOORS

5



NOTE

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

AVAILABILITY

	Apt. No	Rooms	Bath/r	Floor Level	Apartment Area m ²	Front Covered Veranda m ²	Extra covered areas m ²	Covered Back veranda m2	Roof Garden m ²	Extra room	Storage	Notes	*Total Area m ²	Direction
THE CANVAS - CITY RESIDENCES														
1	101	3	2	1st	106.10	18.00					2.00		126.10	City Centre
2	102	3	2	1st	103.80	16.20		5.00			2.00		127.00	City Centre
3	201	3	2	2nd	106.10	36.50					2.00		144.60	City Centre
4	202	3	2	2nd	103.80	16.20		5.00			2.00		127.00	City Centre
5	301	3	2	3rd	106.10	36.50					2.00		144.60	City Centre
6	302	3	2	3rd	103.80	16.20		5.00			2.00		127.00	City Centre
7	401	2+2	4	4th+5th	108.20	29.60			49.20	22.20		penthouse	209.20	City Centre
8	402	4+2	4	4th+5th	129.00	21.00		5.00	66.80	22.00		penthouse	243.80	City Centre
THE CANVAS - DUPLEX RESIDENCES														
1	101	2	2	1st + 2nd	107.60	27.70		9.60	N/A	N/A	3.00	DUPLEX 2 FLOORS	144.90	City Centre
2	201	2+1	3	3rd, 4th & 5th	107.70	27.70		9.60	37.50	14.00		TRIPLEX 3 FLOORS	196.50	City Centre

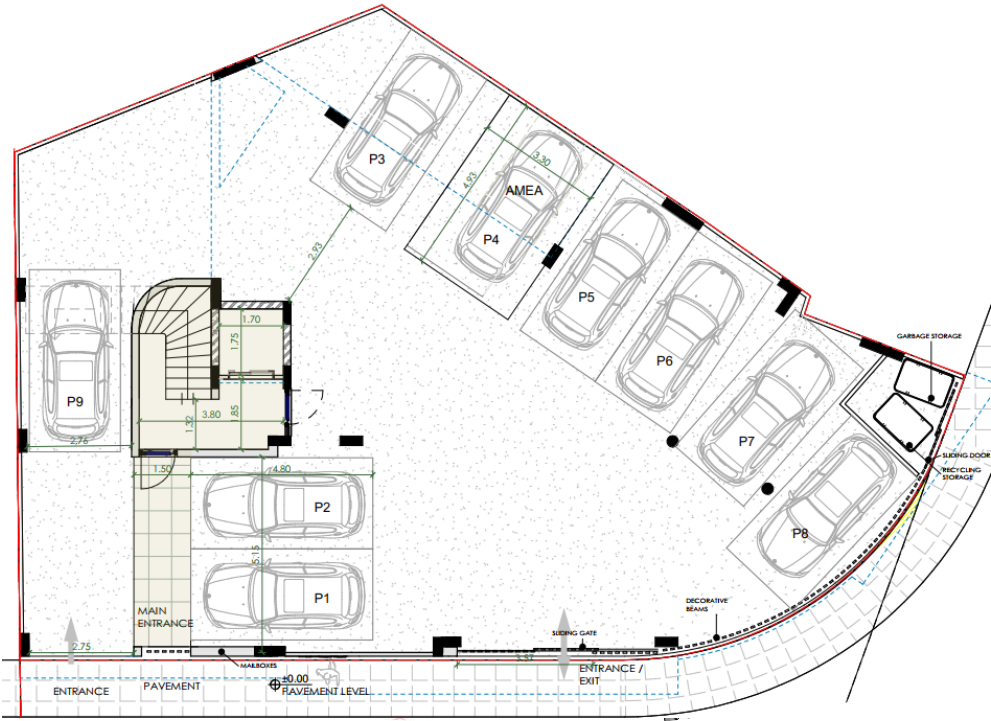
NOTE

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

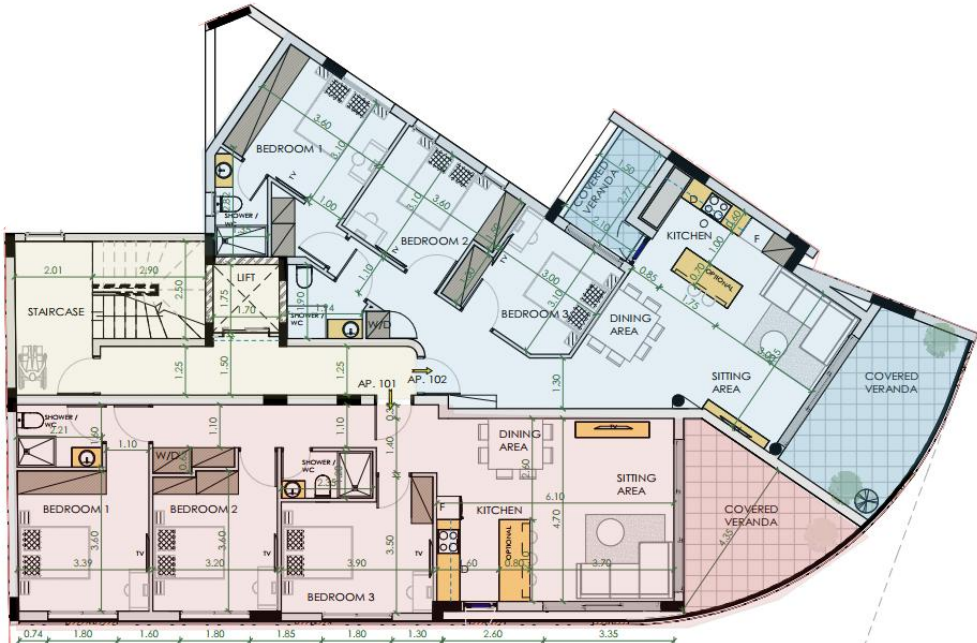


A56

Floor plans



1



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

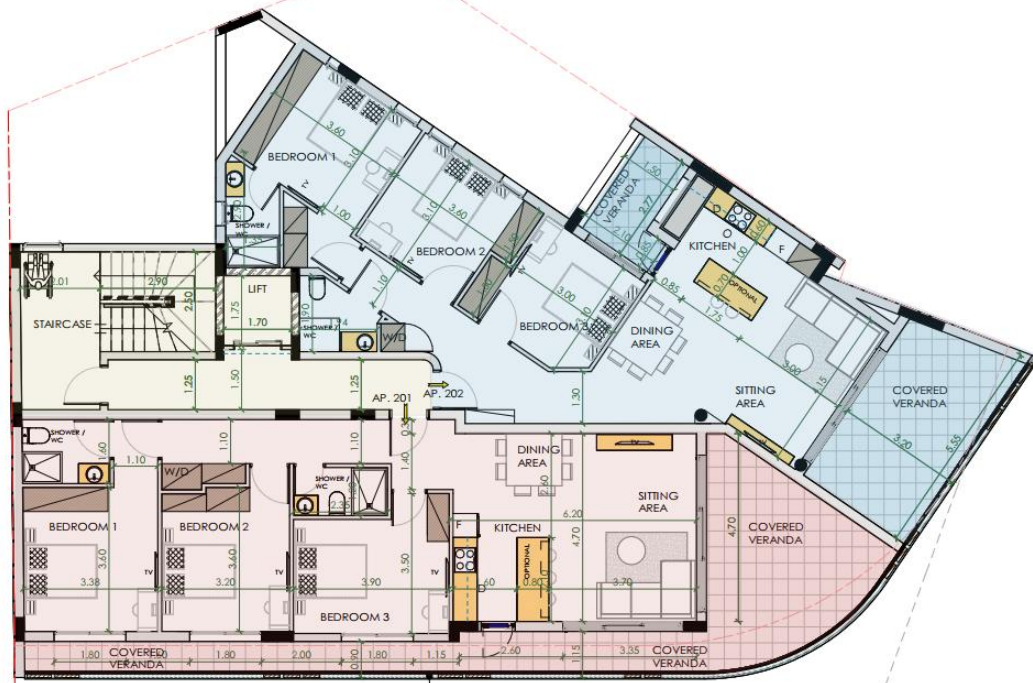
*Modern
Elegance
Functionality*

A56

Floor plans

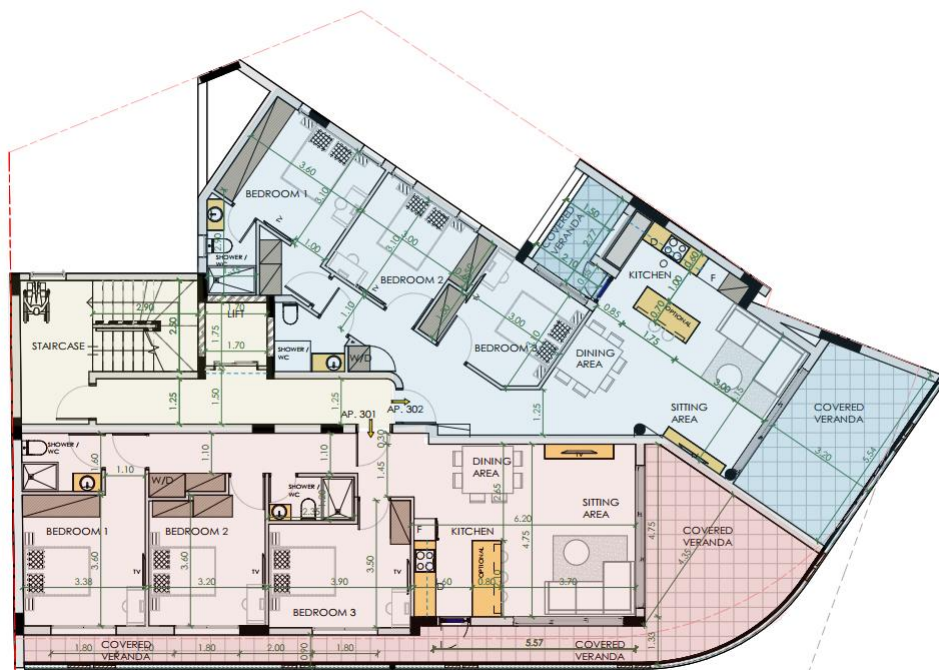
FLOOR

2



FLOOR

3



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



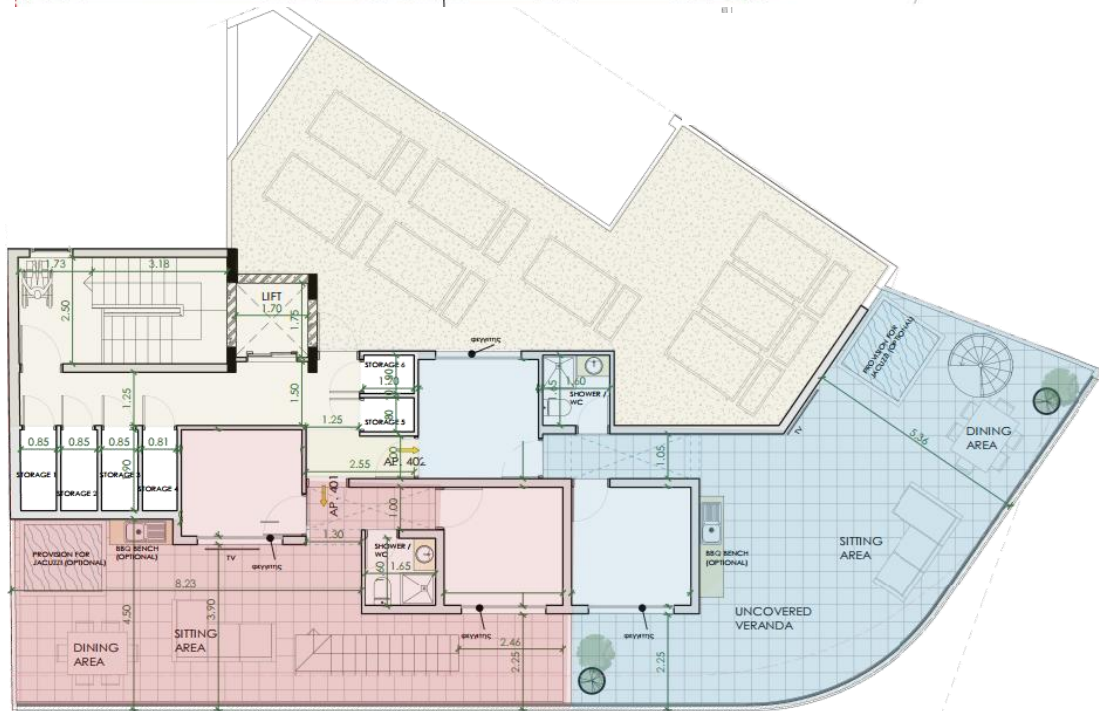
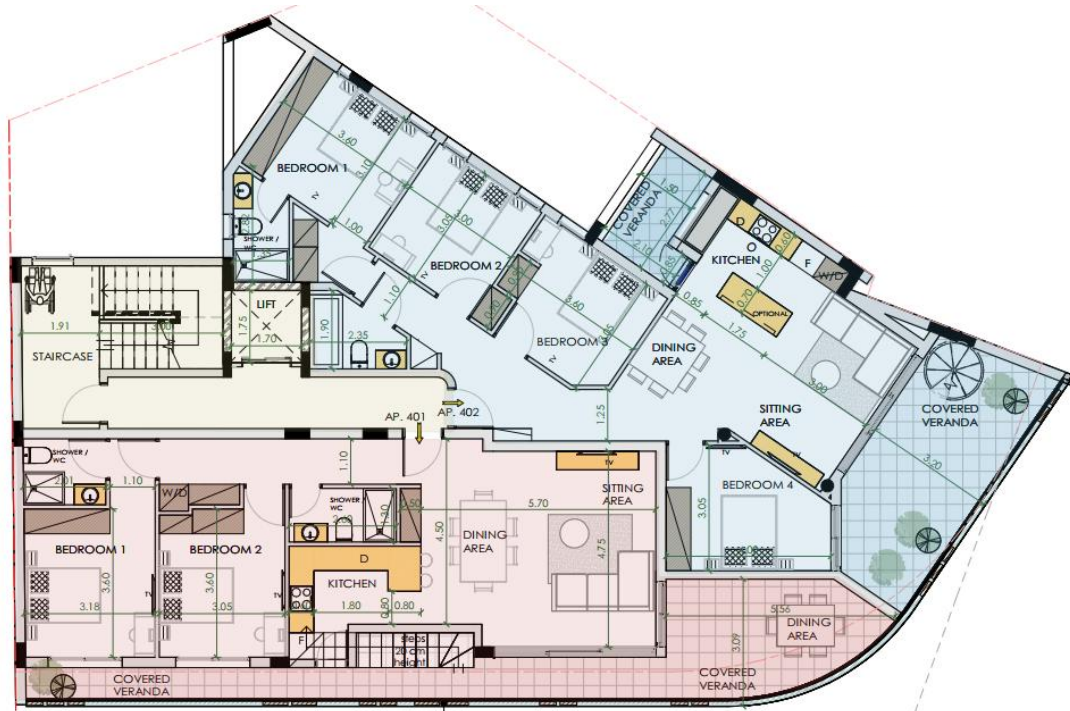
NOTES: Sample images, project images to follow

A56

Floor plans

FLOOR

4



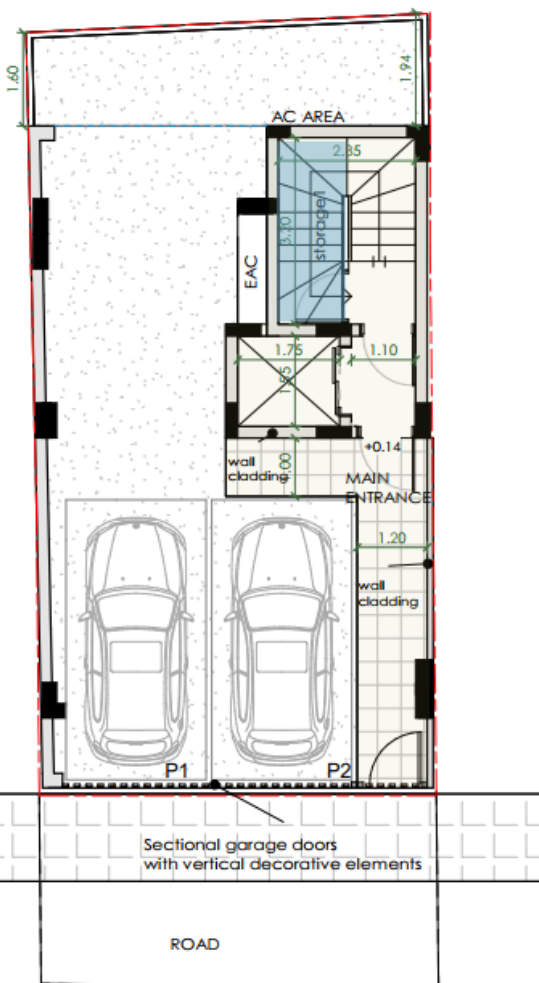
ROOF GARDEN

A57

Floor plans

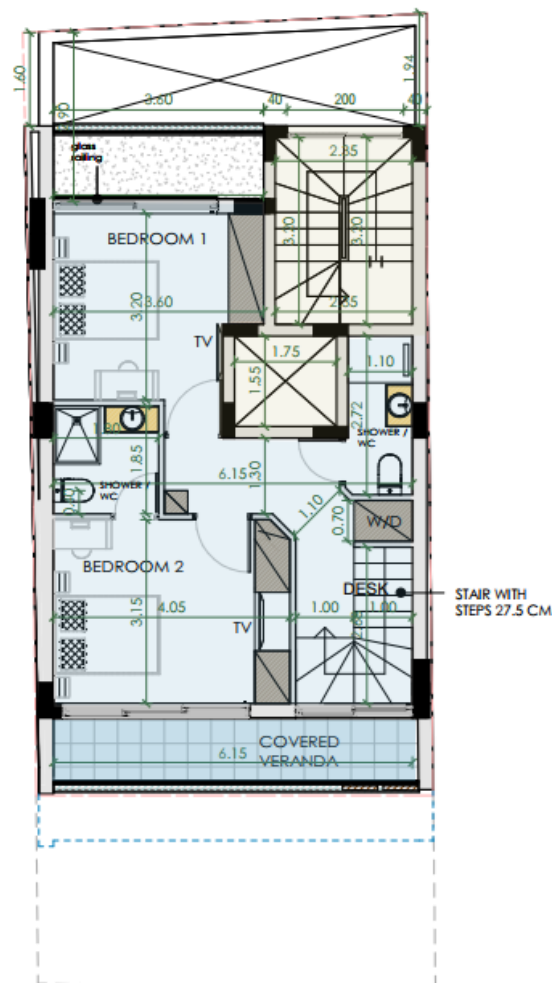
UNIT 101

1ST & 2ND FLOOR



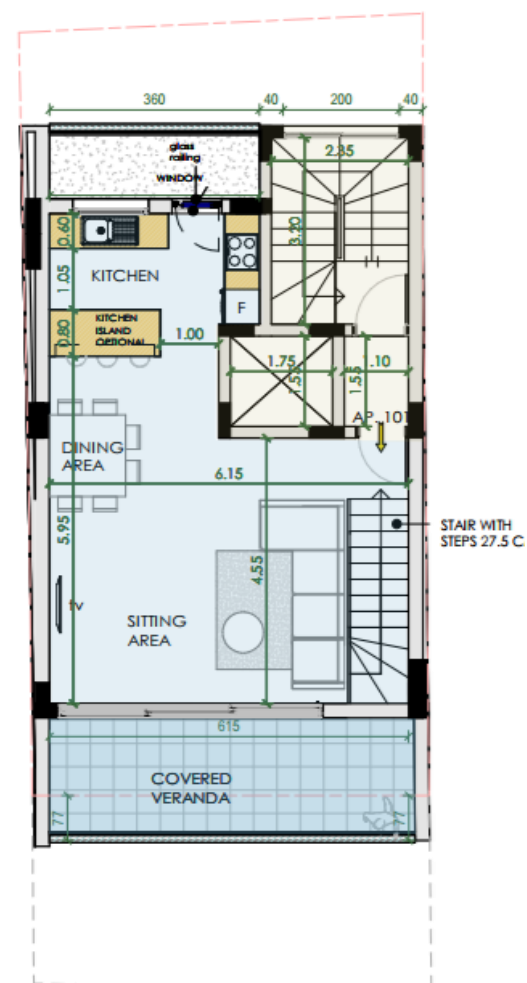
GROUND FLOOR PLAN

1 : 100



FIRST FLOOR PLAN

1 : 100



SECOND FLOOR PLAN

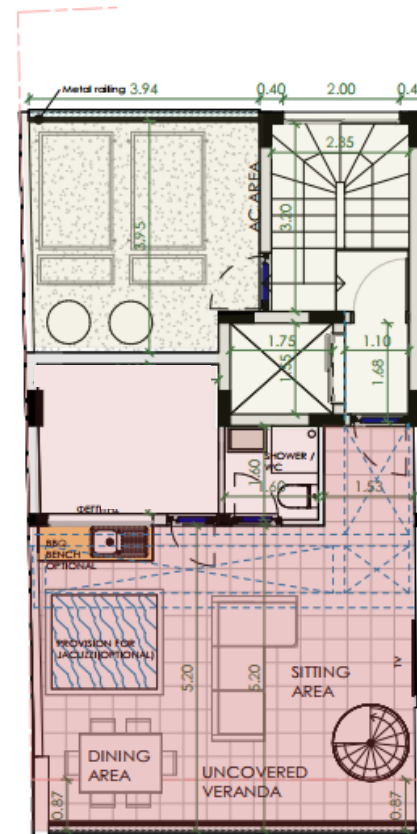
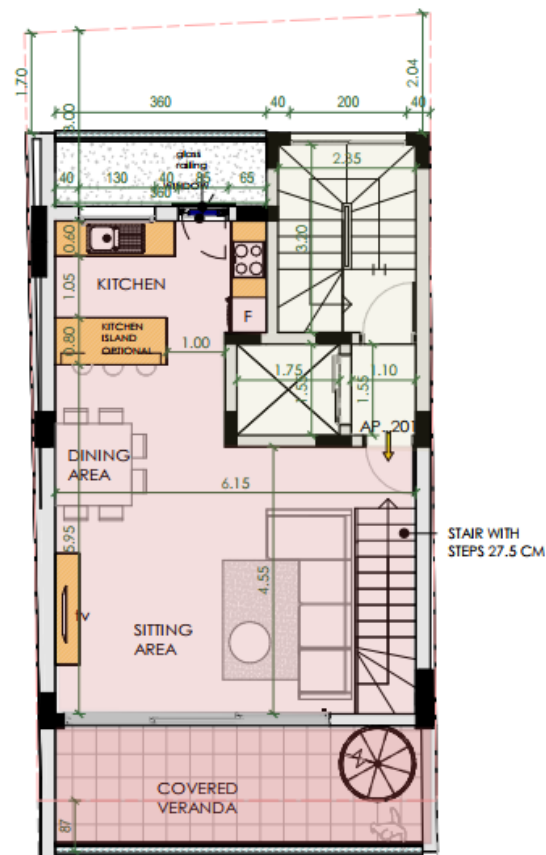
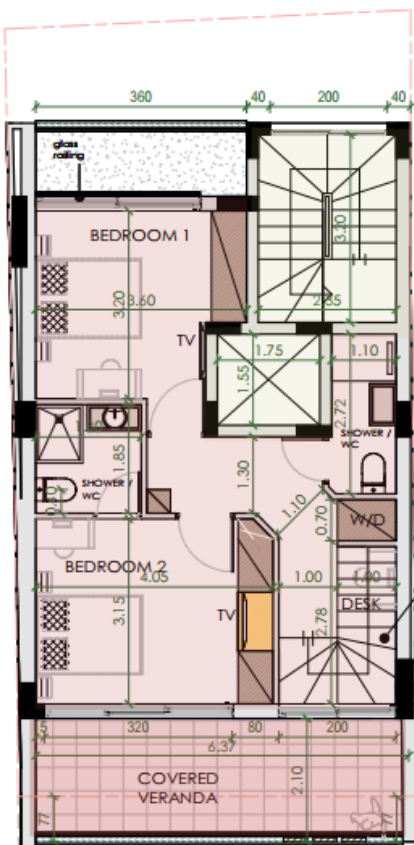
1 : 100

A57

Floor plans

UNIT 201

TRIPLEX APARTMENT
3RD 4TH FLOOR &
ROOF GARDEN



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.

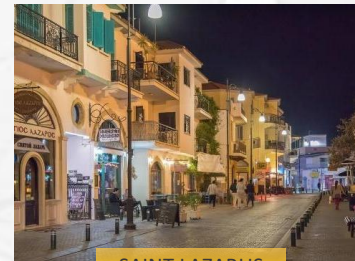
 2 minute
9 minute walk



 7 minute
22 minute walk



PHINIKOUES BEACH



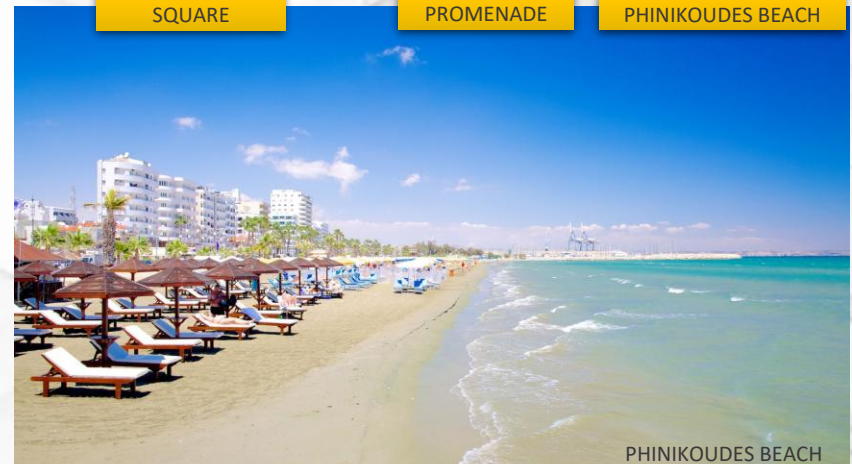
SAINT LAZARUS SQUARE



LARNAKA PROMENADE



EUROPE SQUARE AT PHINIKOUES BEACH



PHINIKOUES BEACH

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



BAKERY



RESTAURANT



CAFE







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