



PROMENADE
RESIDENCES



IACOVOU
DEVELOPMENT

Project Description

Floor 01	2 Apartments / 88 sqm covered area / 23 sqm covered veranda
Floor 02	2 Apartments / 88 sqm covered area / 23 sqm covered veranda
Floor 03	2 Apartments / 88 sqm covered area / 23 sqm covered veranda
Floor 04	2 Apartments / 88 sqm covered area / 23 sqm covered veranda
Floor 05	1 Apartment / 140 sqm covered area / 36 sqm covered veranda 39 sqm uncovered veranda / 80 sqm roof garden

In the city centre of Larnaka we are creating a contemporary building with modern apartments ideal for families and individual who want to live in the centre of the city, within walking distance of the promenade and the famous Phinikoudes beach.

The carefully designed apartments offer functionality and comfort , where the high quality standard in construction and materials raise the standard of living.

The premium residences include spacious apartments with large balconies, parking lot and store rooms. The building is composed of five floors with eight 2-bed apartments and one 3-bed penthouse apartment on the fifth floor.









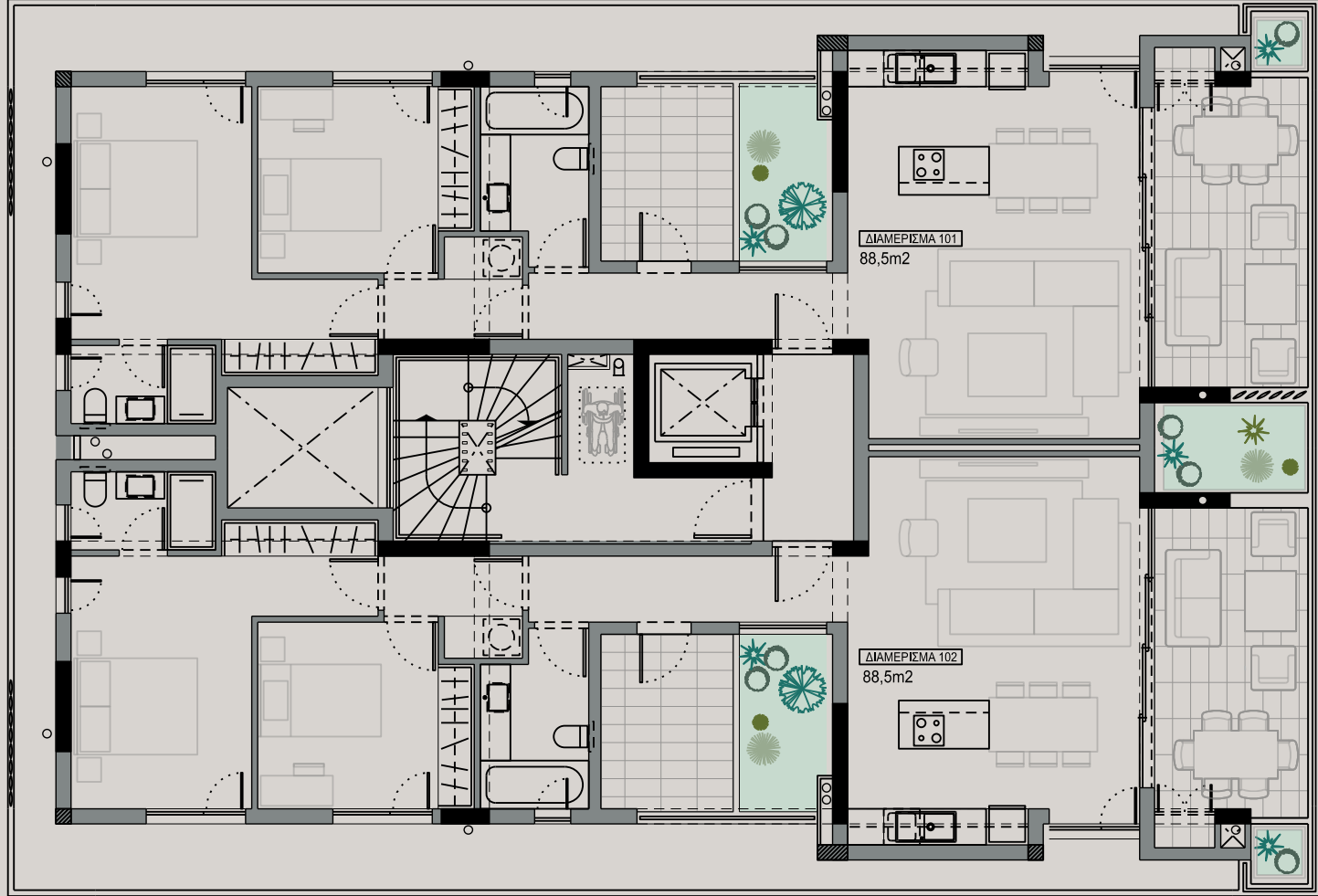


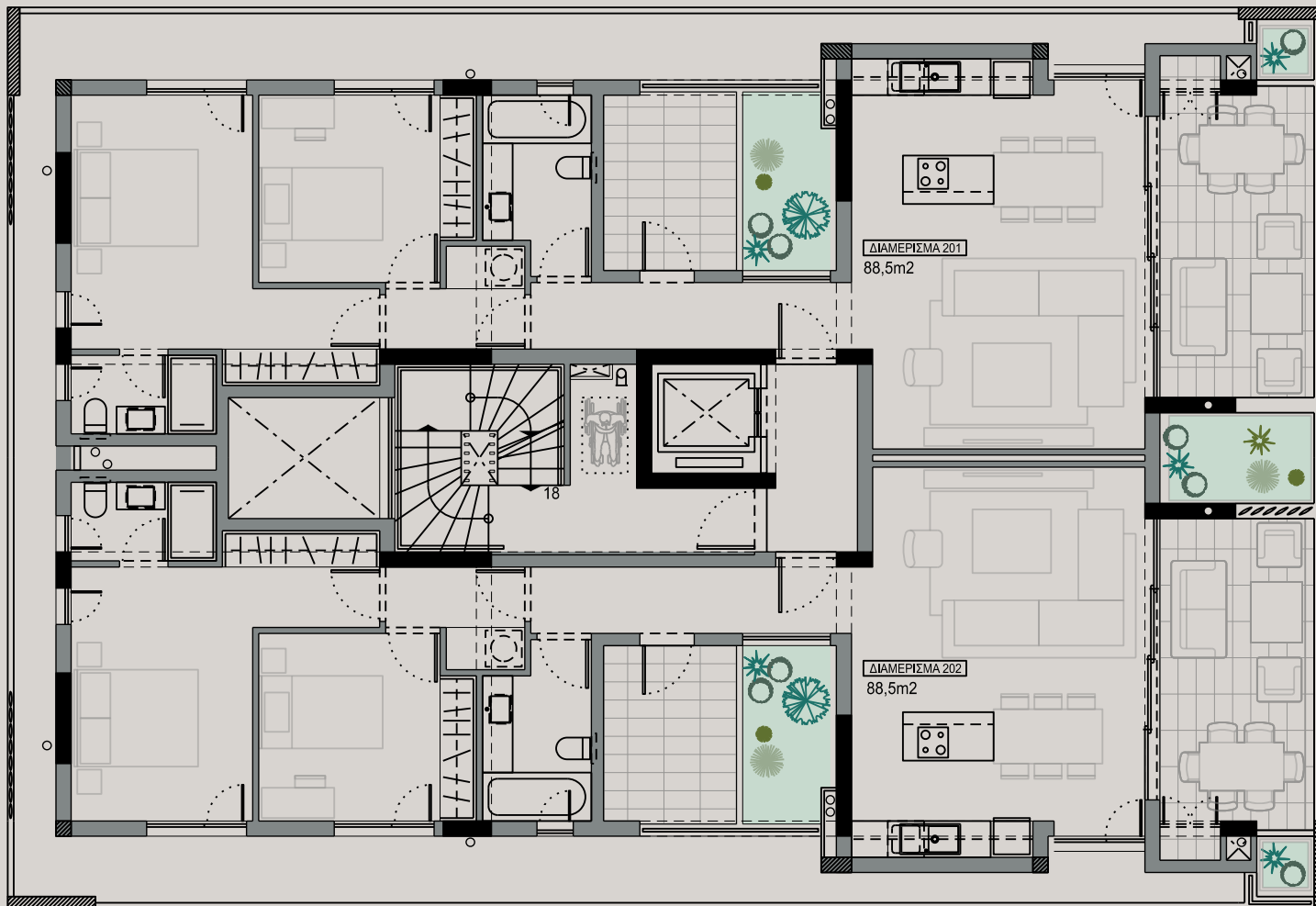
Specifications

Details

1. Energy Certificate Class A
2. LED Lights
3. Thermal insulation
4. Security camera at entrance and controlled access
5. Technogranite kitchen counters
6. Wooden floor at high quality
7. Individual solar water heater for each apartment
8. Photovoltaic panels for common areas

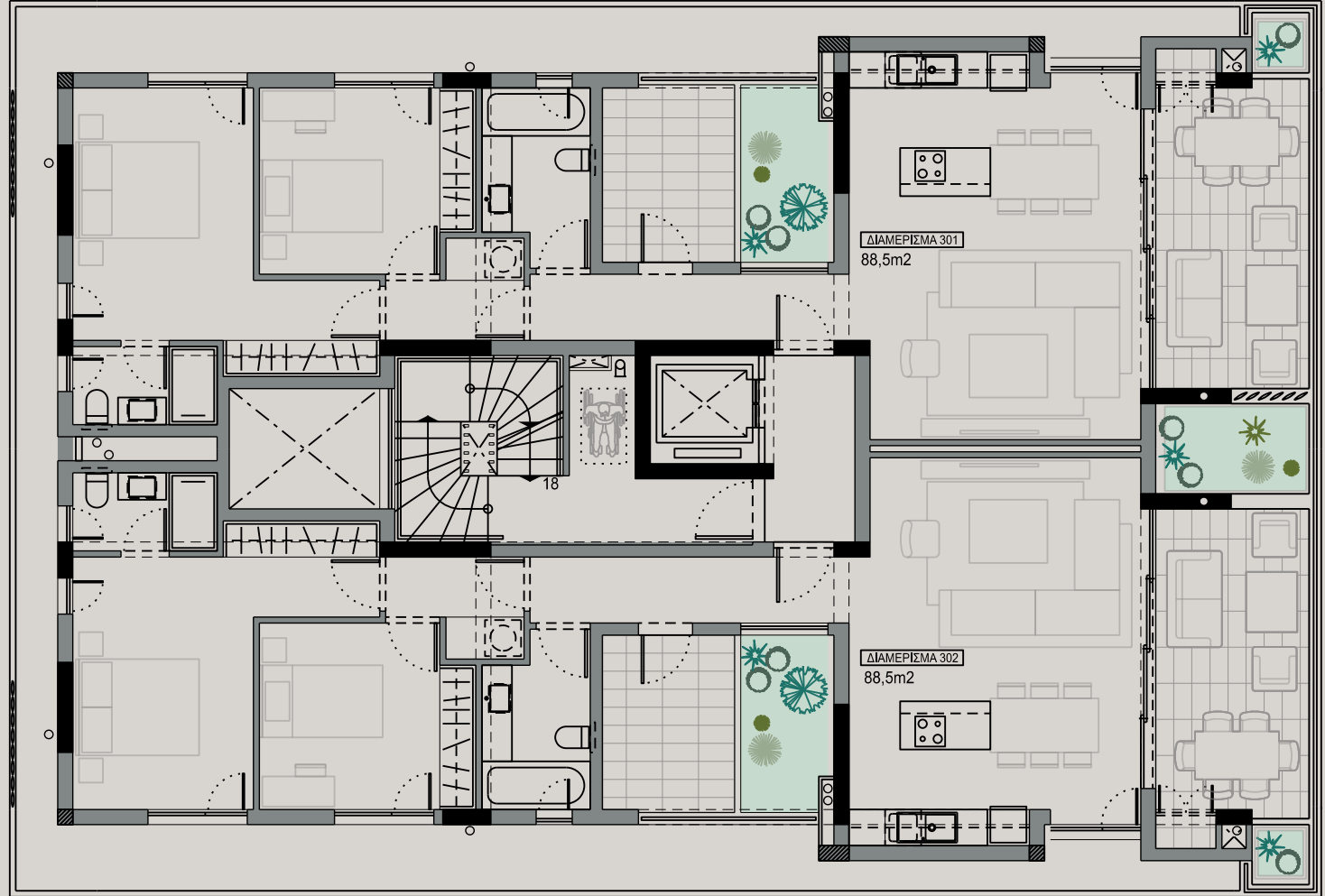
Floor Plans — 101, 102

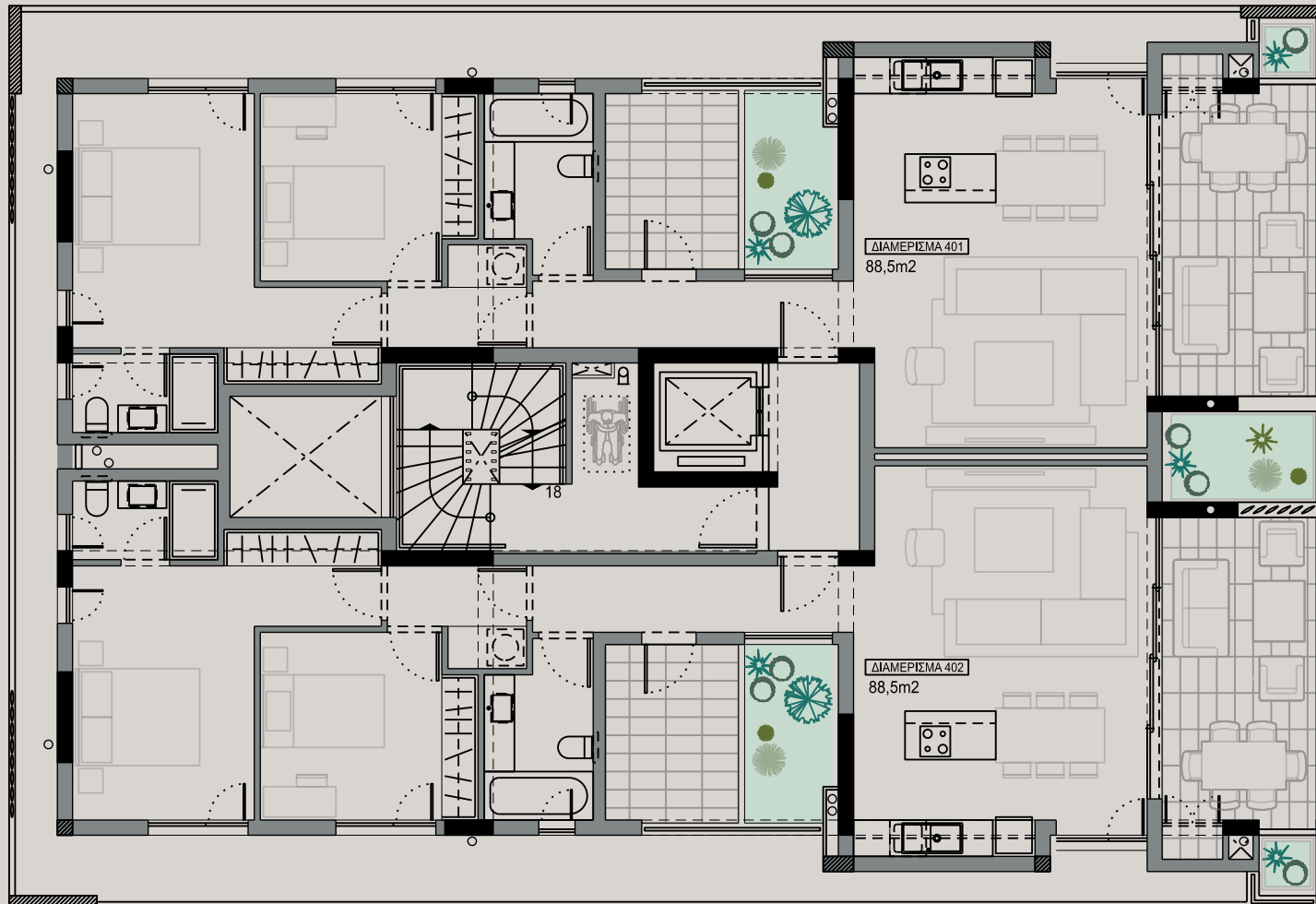


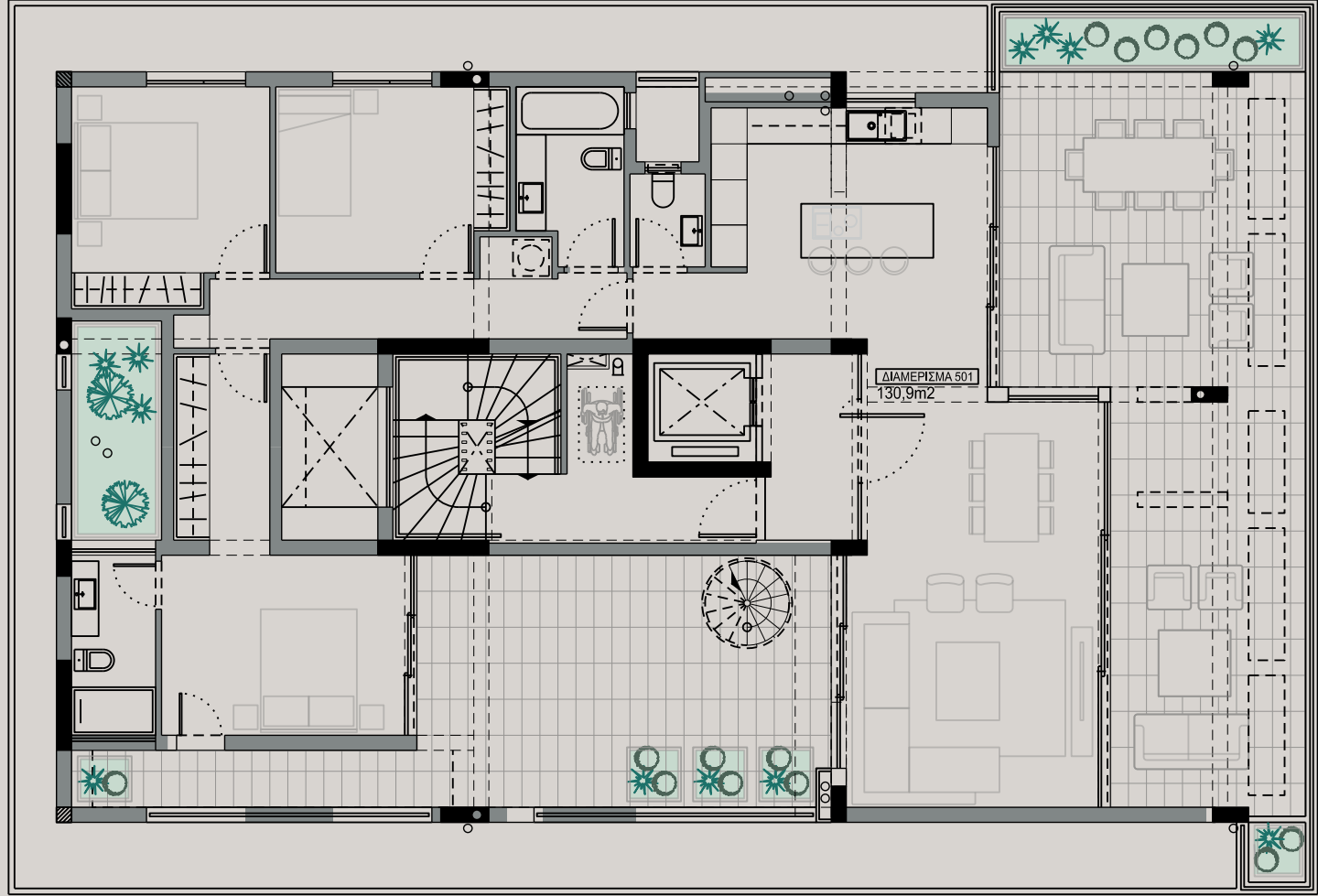


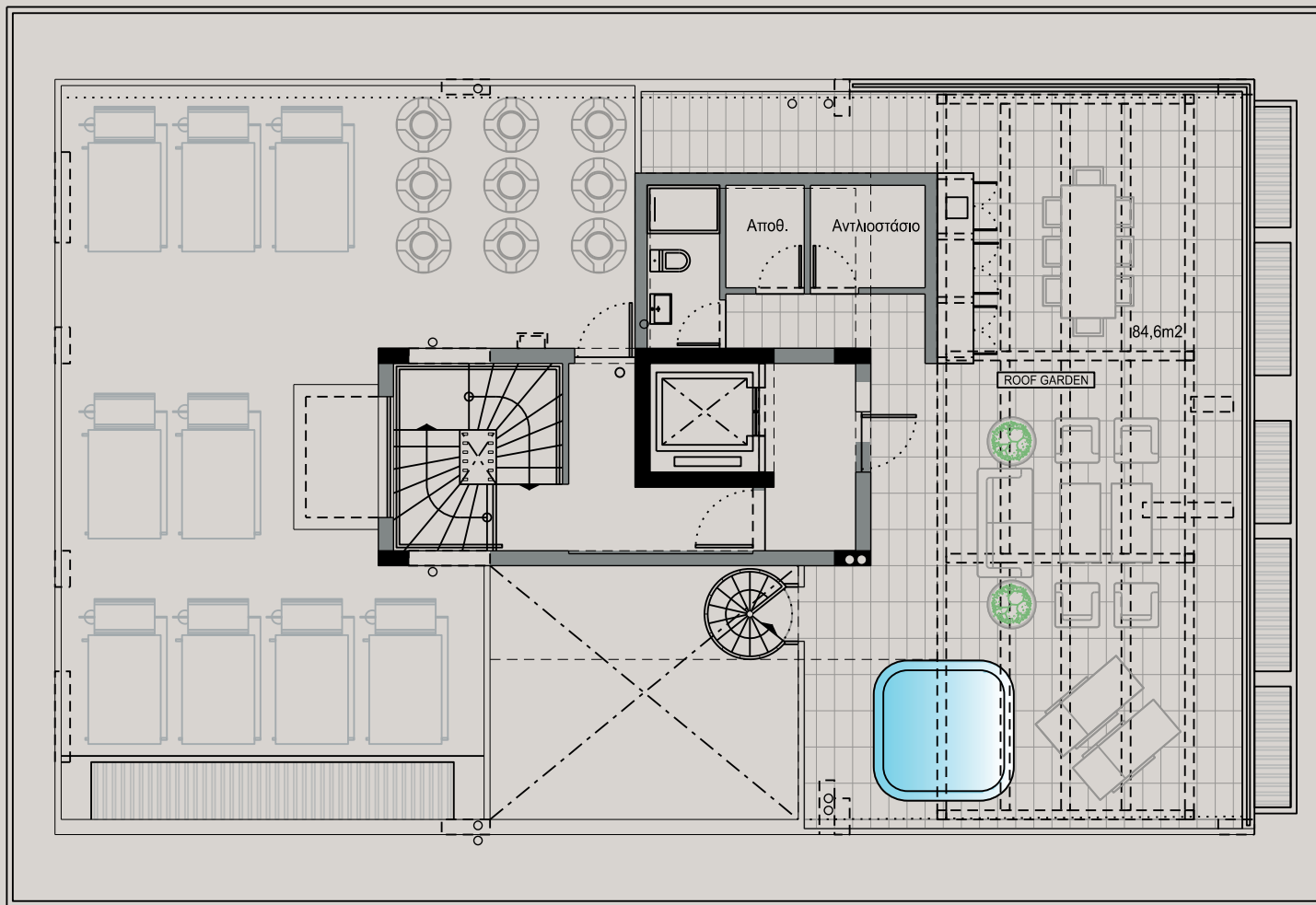
201, 202

Floor Plans — 301, 302









Experience the best of Mediterranean Living

Cyprus boasts a rich tapestry of nature, culture, and history. From the length of its pristine, Blue Flag beaches to the great heights of the Troodos Mountains, residents and visitors alike are spoilt for choice when it comes to experiencing the sights, sounds, and flavors this little Mediterranean island has to offer. Blessed with year-round sunshine, warm hospitality, and a seamless blend of traditional charm and modern facilities, Cyprus strikes the perfect balance between work and leisure.

The island's strategic location at the crossroads of three continents - Europe, Asia, and Africa - has allowed it to become a thriving commercial center, offering one of the highest standards of living in Europe. From excellent public and private educational institutions, to medical centers offering world-class standards of health care, Cyprus's advanced infrastructure is continuously being developed to ensure that citizens and residents have everything they possibly need at their disposal.



Bank 2.3km



Airport 9km



School 4km



Larnaka Marina 4.3km



General Hospital 2km



Highway 2km



Sports Stadium 2km



Nearest beach 4.6km





About Larnaca

As the oldest city in Cyprus, Larnaca is rapidly evolving into a modern European city and promising business hub, boasting a bustling city center and a 75km coastline of Blue Flag beaches.

The Promenade Residences are located in the heart of Larnaca's center, just a stone's throw away from the famous Finikoudes coastal road and beach, Sofroniou Christodoulou, 6016 Larnaca.

The Promenade Residences have the added advantage of being close to a wealth of amenities, including shops, restaurants, cafés and more, as well as offering easy access to the island's main motorway network and a convenient 10 minute drive to the Larnaca International Airport. Also a short drive away is the city's pristine shoreline, with its seemingly endless sand and sea for those perfect summer beach days.



P
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