

ARIADNE RESIDENCES



A REFLECTION OF DESIGN & QUALITY

LIVADIA - CYPRUS

Welcome to ARIADNE RESIDENCES

Introducing Homemake by Irakleous preeminent offering for those who appreciate fine design and smart urban living.

Located in Livadia, 3km from the Larnaca town centre and 1km from the sea, ARIADNE RESIDENCES is an ideal choice both for permanent residence and investment.

4 one-bedroom apartments

6 two-bedroom apartments

2 two-bedroom penthouses with private rooftop gardens



OVERVIEW

- 3-storey building
- Total of 12 apartments, including two penthouse with roof terrace
- Covered living area from 52m² to 86m²
- Desirable residential neighbourhood
- Situated in proximity to private schools, supermarkets, and just 1 km from the beach
- Immediate access to highway network
- Easy access to nearby everyday amenities
- Walking distance to schools

PROJECT FEATURES

- Spacious open-plan kitchen, living room and dining area
- Large covered verandas
- Private covered parking and private storage rooms for each apartment
- Class 'A' energy efficient insulation and windows
- Waterproofing insulation against ground and roof moisture
- Provision for installation of air-conditioning units
- Photovoltaic panels for common areas and provision for each apartment
- Provision for e-vehicle charger in the parking area
- Built-in wardrobes
- European sanitary ware
- Water pressure system
- Solar heating system for hot water
- Main entrance with intercom system



LOCATION

Located in Livadhia, in a residential area that is minutes away from the Larnaca centre, the beach and the mall, and with immediate access to the highway network, this modern three-storey building hands you a key to all the best of the area.



GROUND FLOOR



1st FLOOR

- 101: 1 BEDROOM
1 BATHROOM
52m² INTERNAL AREA
18.2m² COVERED BALCONIES
- 102: 2 BEDROOMS
2 BATHROOM
85.5m² INTERNAL AREA
22m² COVERED BALCONIES
- 103: 2 BEDROOMS
2 BATHROOMS
79.1m² INTERNAL AREA
27.05m² COVERED BALCONIES
- 104: 1 BEDROOM
1 BATHROOM
52m² INTERNAL AREA
18.2m² COVERED BALCONIES
- 105: 2 BEDROOMS
2 BATHROOMS
81m² INTERNAL AREA
16.6m² COVERED BALCONIES
- 106: 2 BEDROOMS
2 BATHROOMS
78.85m² INTERNAL AREA
22m² COVERED BALCONIES



2nd FLOOR

- 201: 1 BEDROOM
1 BATHROOM
52m² INTERNAL AREA
18.2m² COVERED BALCONIES

- 202: 2 BEDROOMS
2 BATHROOM
85.5m² INTERNAL AREA
22m² COVERED BALCONIES
26.5m² ROOF TERRACE

- 203: 2 BEDROOMS
2 BATHROOMS
79.1m² INTERNAL AREA
27.05m² COVERED BALCONIES

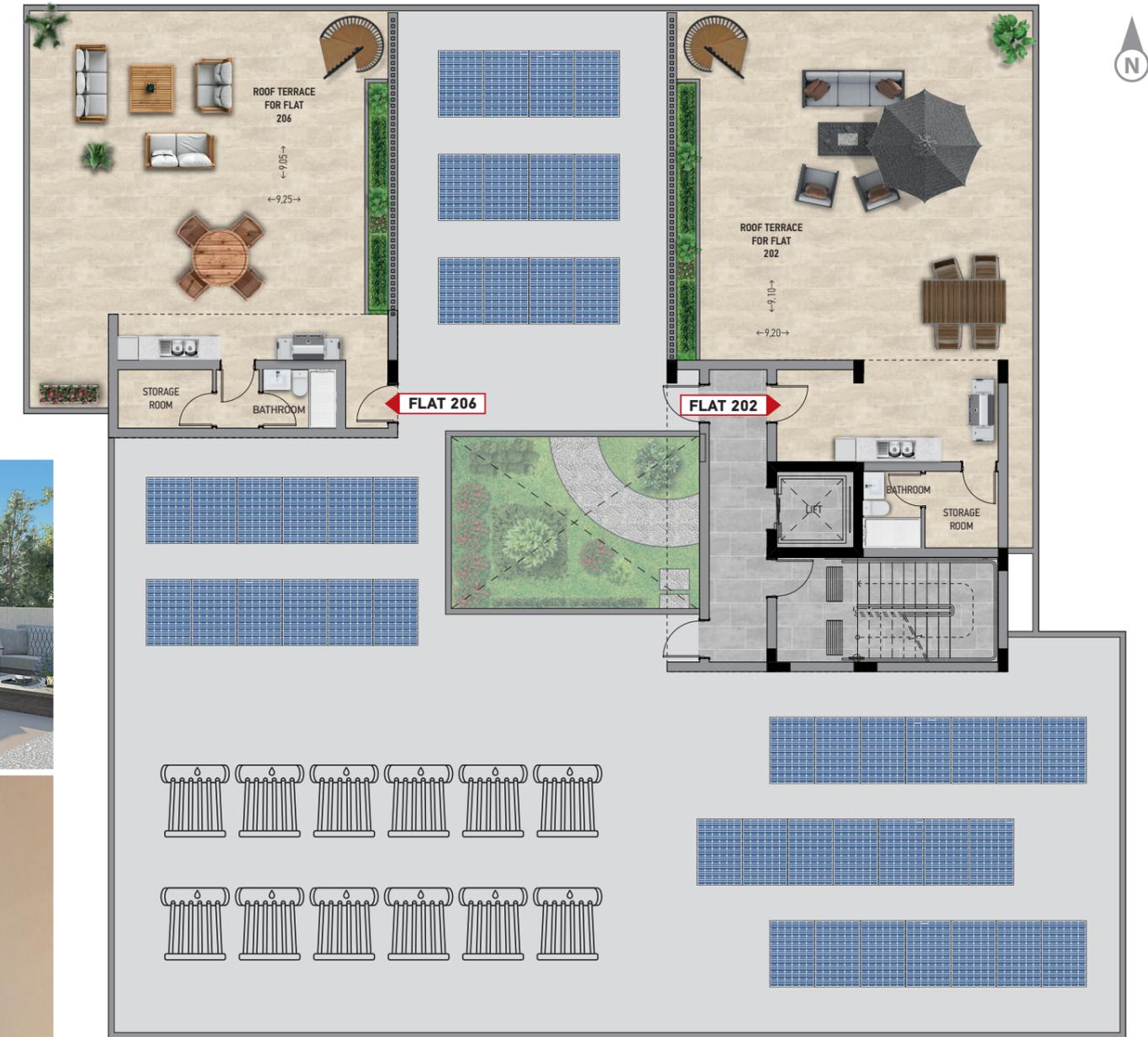
- 204: 1 BEDROOM
1 BATHROOM
52m² INTERNAL AREA
18.2m² COVERED BALCONIES

- 205: 2 BEDROOMS
2 BATHROOMS
81m² INTERNAL AREA
16.6m² COVERED BALCONIES

- 206: 2 BEDROOMS
2 BATHROOMS
78.85m² INTERNAL AREA
22m² COVERED BALCONIES
24m² ROOF TERRACE



ROOF TERRACE



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DISCLAIMER

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