



A Project By: FOSTHOLD LTD
May 2024





Urban Dream residences aim to provide high-quality, luxurious, and affordable living spaces for those who seek comfort, tranquility, and convenience.

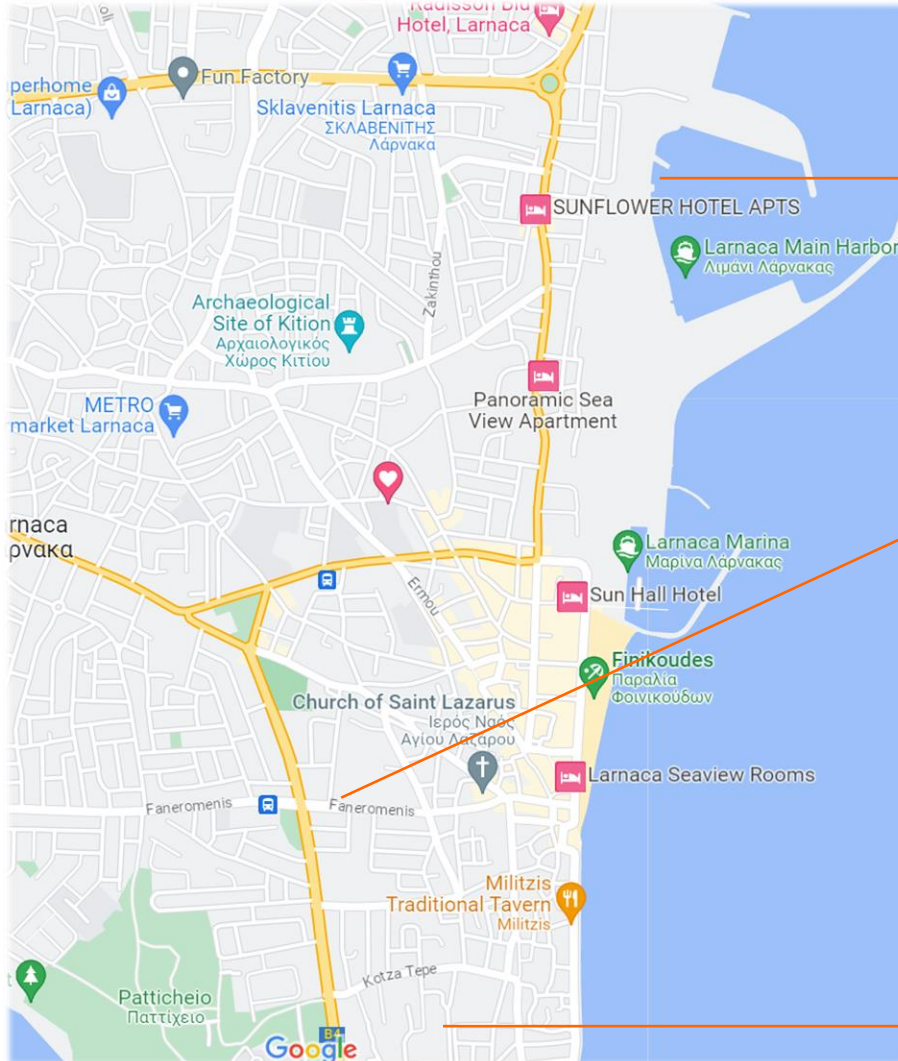


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Project Location

The residential project is located in the center of Larnaca, a thriving coastal city in Cyprus known for its rich history, bustling year long life, and thriving tourism industry. 6 Km (5mn) away from the Larnaca International Airport, Urban Dream is only 700 meters from Finikoudes, the famous beachfront tourist area.



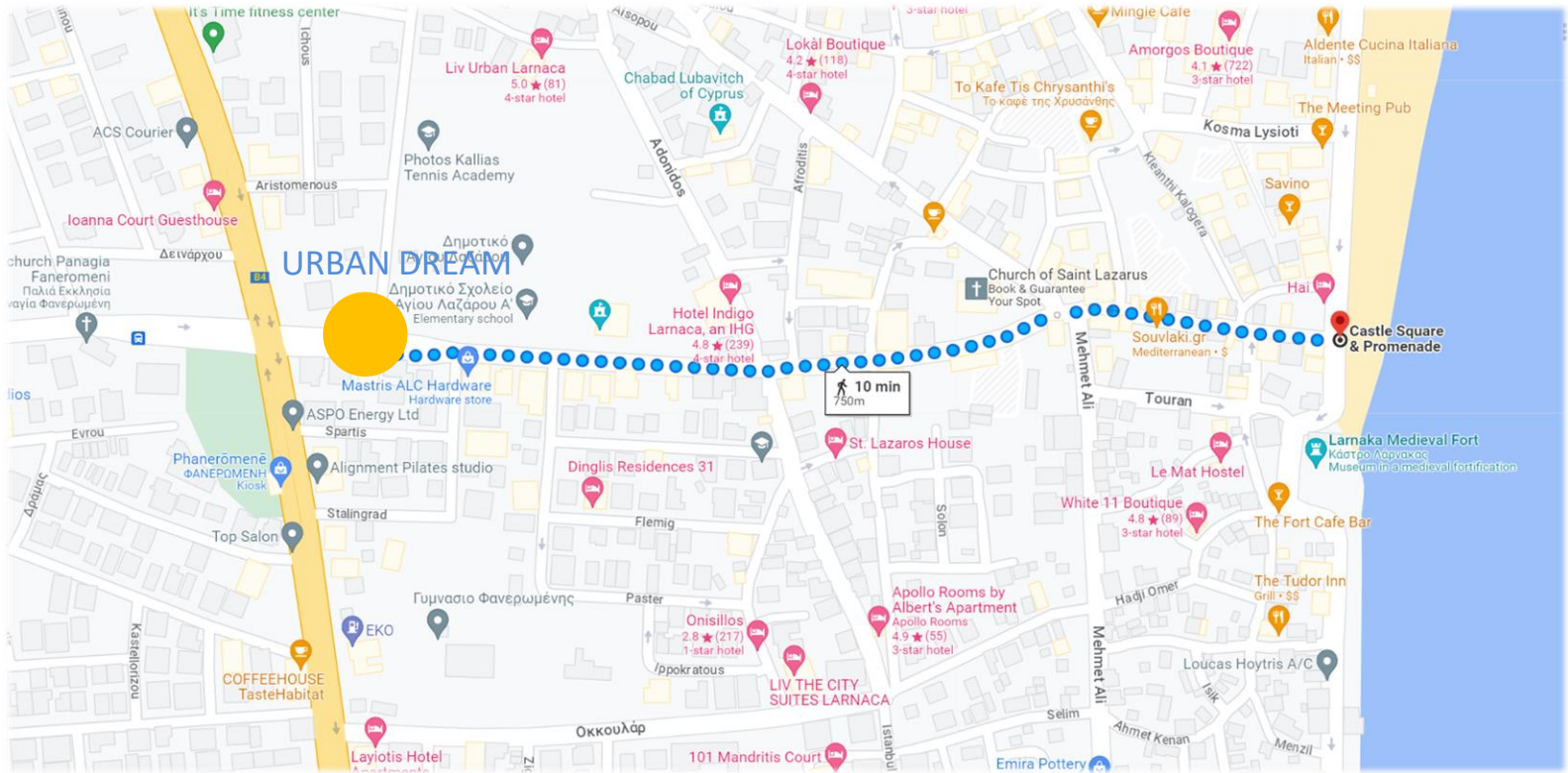
THE PLOT



Project Immediate Environment

The project is located in Phaneromania street, one of the most desirable and sought-after areas in Larnaca, 2 minutes from the old town and the beach and just few minutes away from all major amenities, city center, and the touristic area including restaurants, shops, supermarkets and malls. Furthermore, it is strategically located near central transportation routes and public transportation, making it easy to travel around the city.

Phaneromania street is considered a prime location for high end developments making the area very appealing for those who wish to invest or live.



LARNACA



Market overview: **BUY TO RENT**

The real estate sector in Larnaca experienced a double-digit increase in sales during 2022, with the volume of transactions rising by 31 per cent year-on-year, according to PwC Cyprus' latest edition of the real estate market publication, which provides insights on the property sector's performance

Larnaca is one of three districts with an annual increase in property sales in the double digits, with the other two being Limassol, which saw an increase of 18 per cent year-on-year, and Paphos, whose property sales rose by 31 per cent on annual basis.



Market overview: **BUY TO RENT**

There are several reasons why someone might consider investing in real estate rental properties in Larnaca:

- **Potential for appreciation:** While past performance does not guarantee future results, historically, real estate in Larnaca has appreciated in value over time. By investing in a property in Larnaca, there is a great potential for the property value to increase in the long run, especially with the new upcoming Marina Project.
- **High demand:** Larnaca today is attracting investors from all over the world. Its location, (in the centre of Cyprus, and close to all major cities), its international airport, its new Marina, Larnaca is gaining interest by investors. Investing in rental properties could potentially offer a high occupancy rate and steady rental income.
- **Stable market:** Real estate has historically been a stable investment, particularly in areas like Larnaca that are in high demand. Even with the country's recent economic challenges, real estate remains a relatively safe investment option, as people will always need housing.
- **Diversification:** Investing in real estate can be a good way to diversify one's investment portfolio. By investing in rental properties, an investor can spread their risk across different asset classes.
- **Tax benefits:** Real estate investors can potentially take advantage of tax benefits such as depreciation, mortgage interest deductions, and property tax deductions.

Project Overview

Located on Phaneromania street, Urban Dream will be built on plot n° 761- Dimos LARNACA.
The plot area is 537 m², within the Planning Zone of **Ka3**:

- Affected Percentage : 100%
- Density : 140
- Coverage : 50%
- Number of Floors : 5
- Height : 17 m









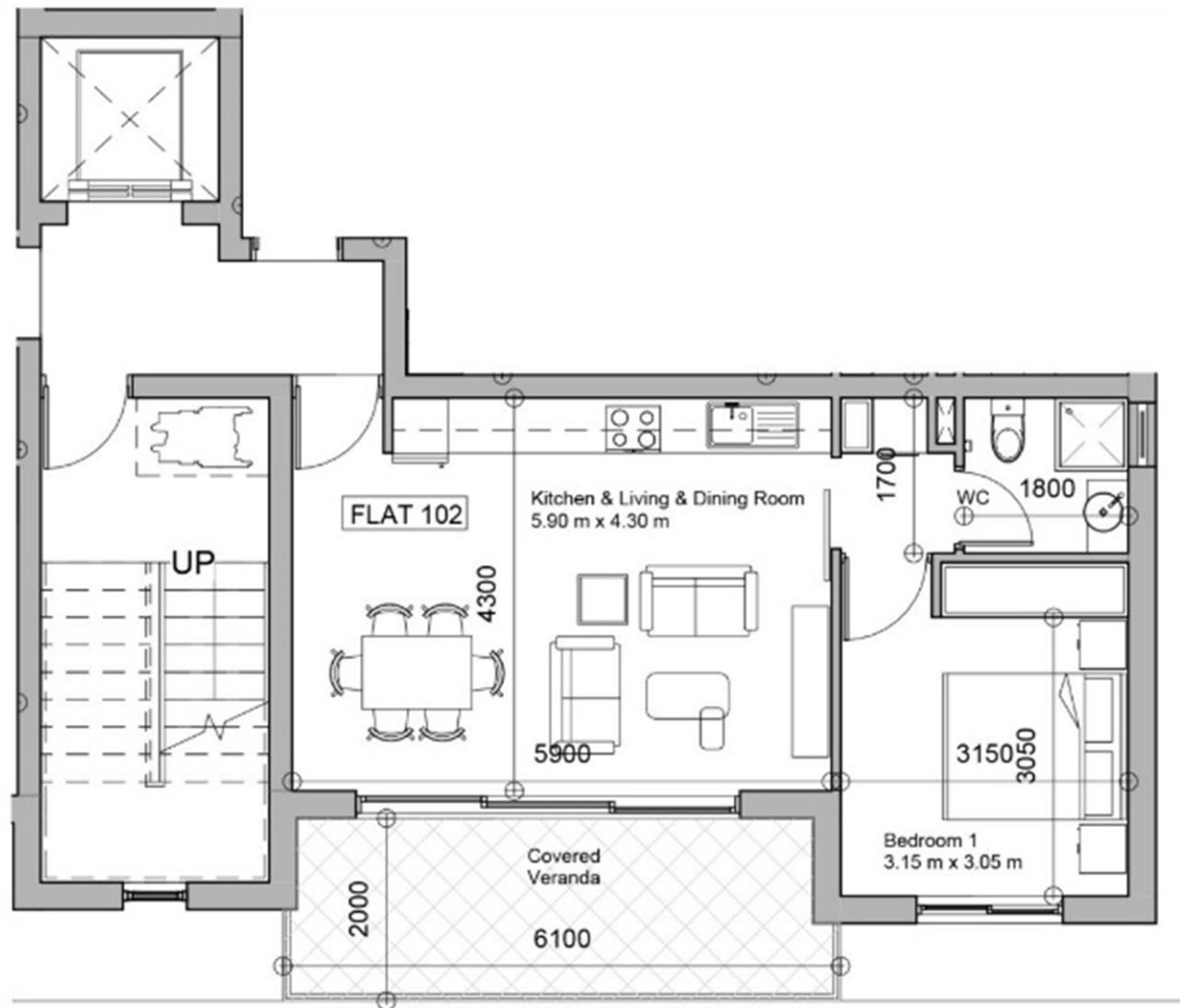
One bedroom apartment drawings

1st Floor Plan



One bedroom apartment drawings

1st Floor Plan



One bedroom apartment interior



One bedroom apartment interior



One bedroom apartment interior



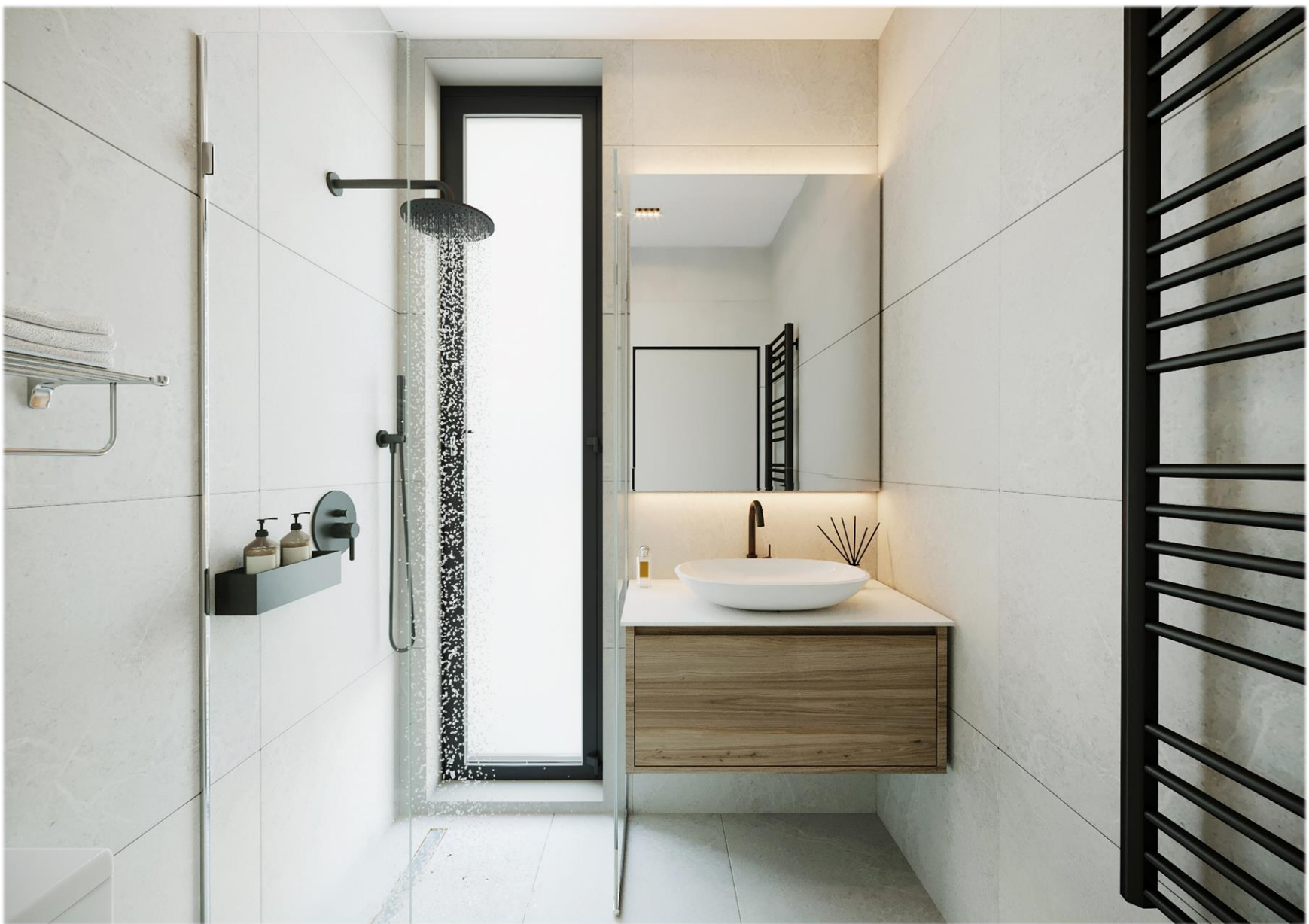
One bedroom apartment interior



One bedroom apartment interior

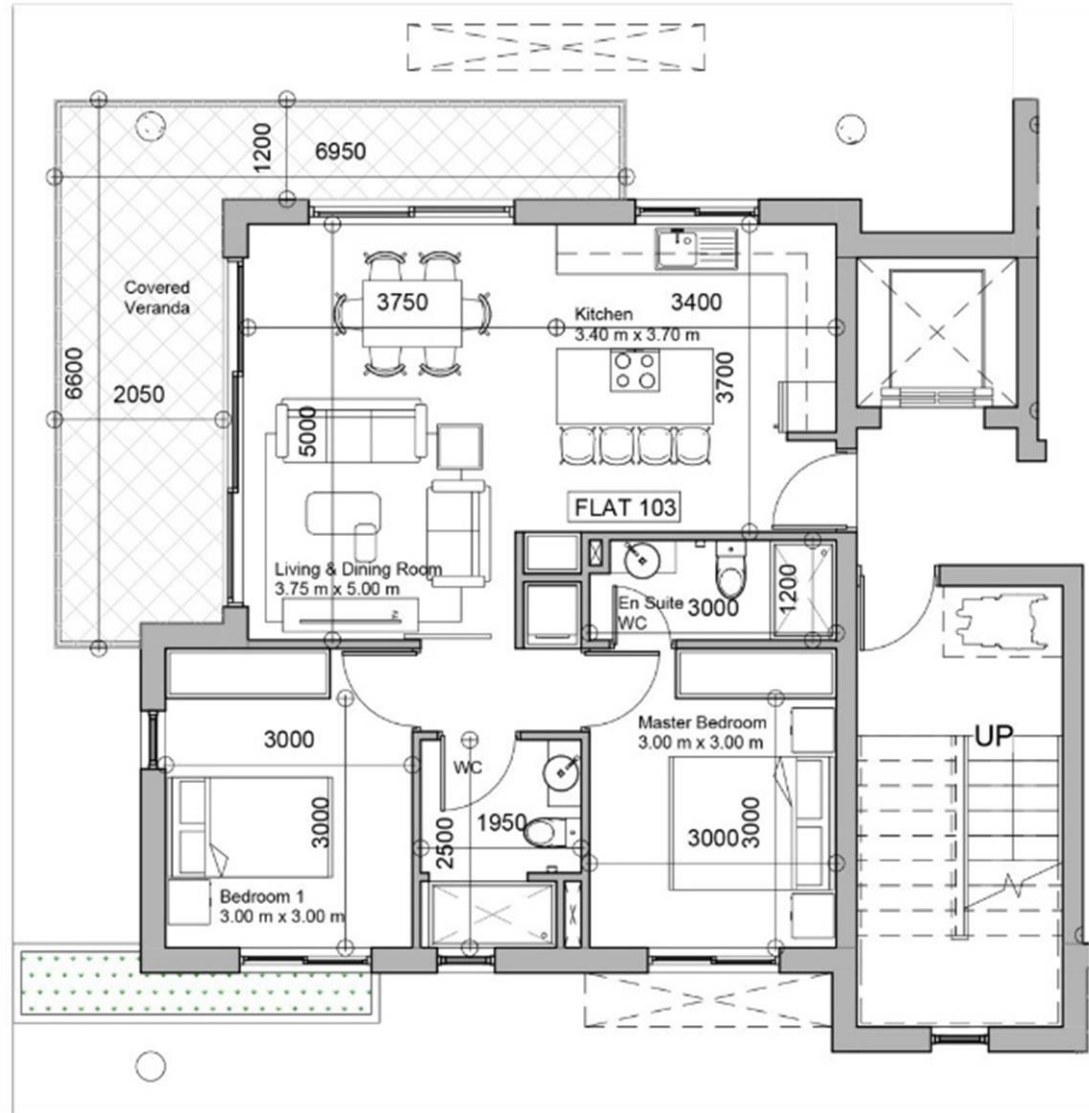


One bedroom apartment interior



Two bedrooms apartment drawings

1st Floor Plan



Two bedrooms apartment drawings

4th Floor Plan



Two bedroom apartment interior



Two bedroom apartment interior



Two bedroom apartment interior



Two bedroom apartment interior



Two bedroom apartment interior



Penthouse Drawings

5th Floor Plan



Project Concept and Distribution of Areas

The Concept

Urban Dream residences offer a perfect blend of luxury and convenience, it comprises 12 residential accommodation of a total sellable area of 948 m², offering a range of **6 one- bedroom** apartments and **6 two-bedrooms** apartments. The architectural design embraces a modern aesthetic while harmonizing with the natural surroundings, providing residents with a serene and comfortable living environment.

Exceptional features:

- **Prime Location:** Situated in close proximity to the Finikoudes Touristic Area, and the center of Larnaca.
- **High-Quality Construction:** Our development will be built to the highest standards, ensuring durability, energy efficiency, and long-term value for investors.
- **Security and Privacy:** We prioritize the safety and privacy of our residents, implementing state-of-the-art security measures throughout the project.

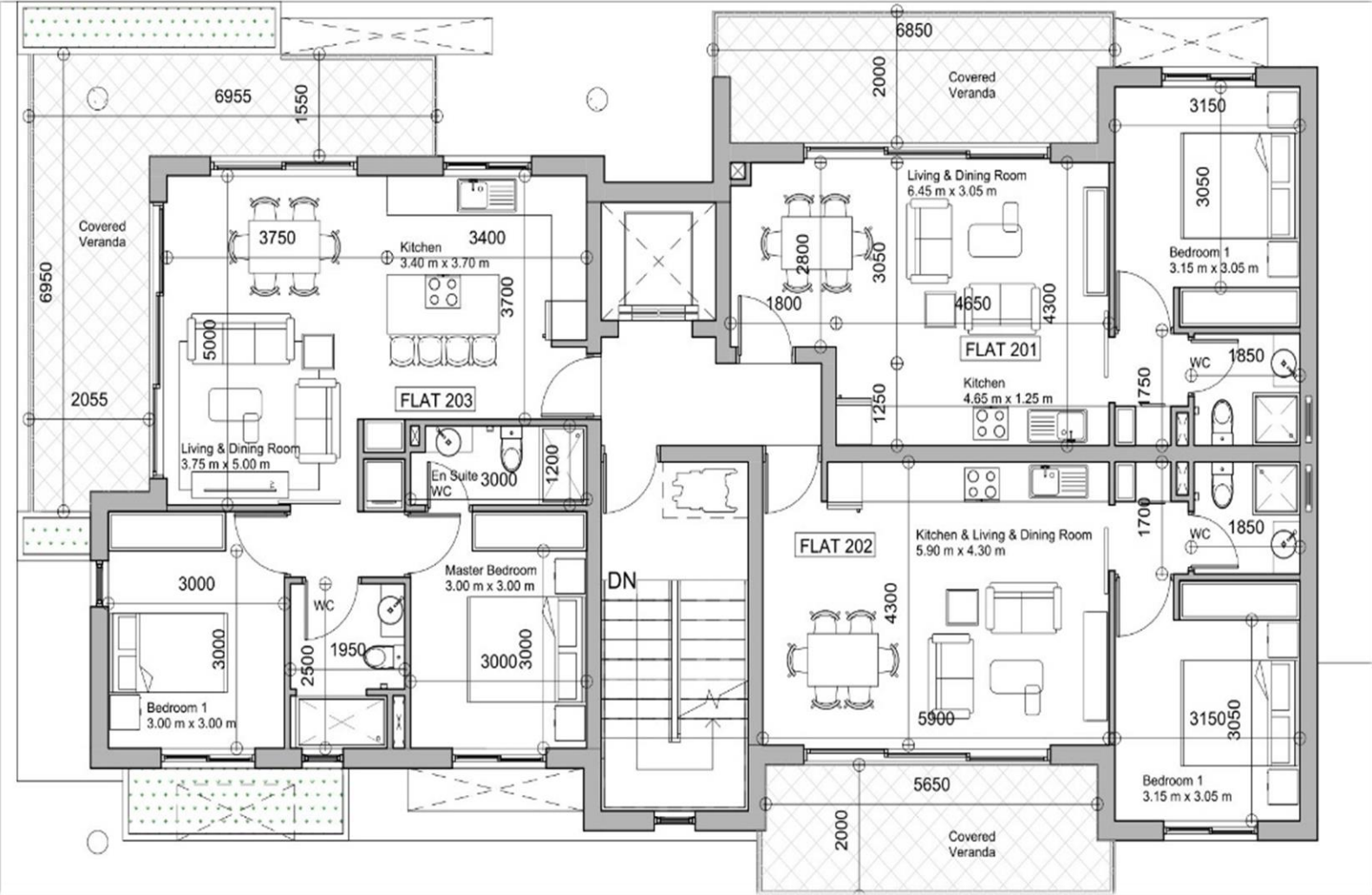
Distribution of areas

#	LEVEL	TYPE	BEDS	Net Internal Area	Covered Balconies	Terrace	TOTAL Outdoor	Sellable Area
1	1ST 1	A1	1	50	10		10	60
2	1ST 2	A2	1	50	10		10	60
3	1ST 3	A3	2	77	20		20	97
4	2ND 1	A4	1	50	10		10	60
5	2ND 2	A5	1	50	10		10	60
6	2ND 3	A6	2	77	20		20	97
7	3RD 1	A7	1	45	10		10	55
8	3RD 2	A8	1	45	10		10	55
9	3RD 3	A9	2	77	20		20	97
10	4TH 1	A10	2	76	20		10	96
11	4TH 2	A11	2	78	20		10	98
12	5TH	Penthouse	2	76	20	78	98	122

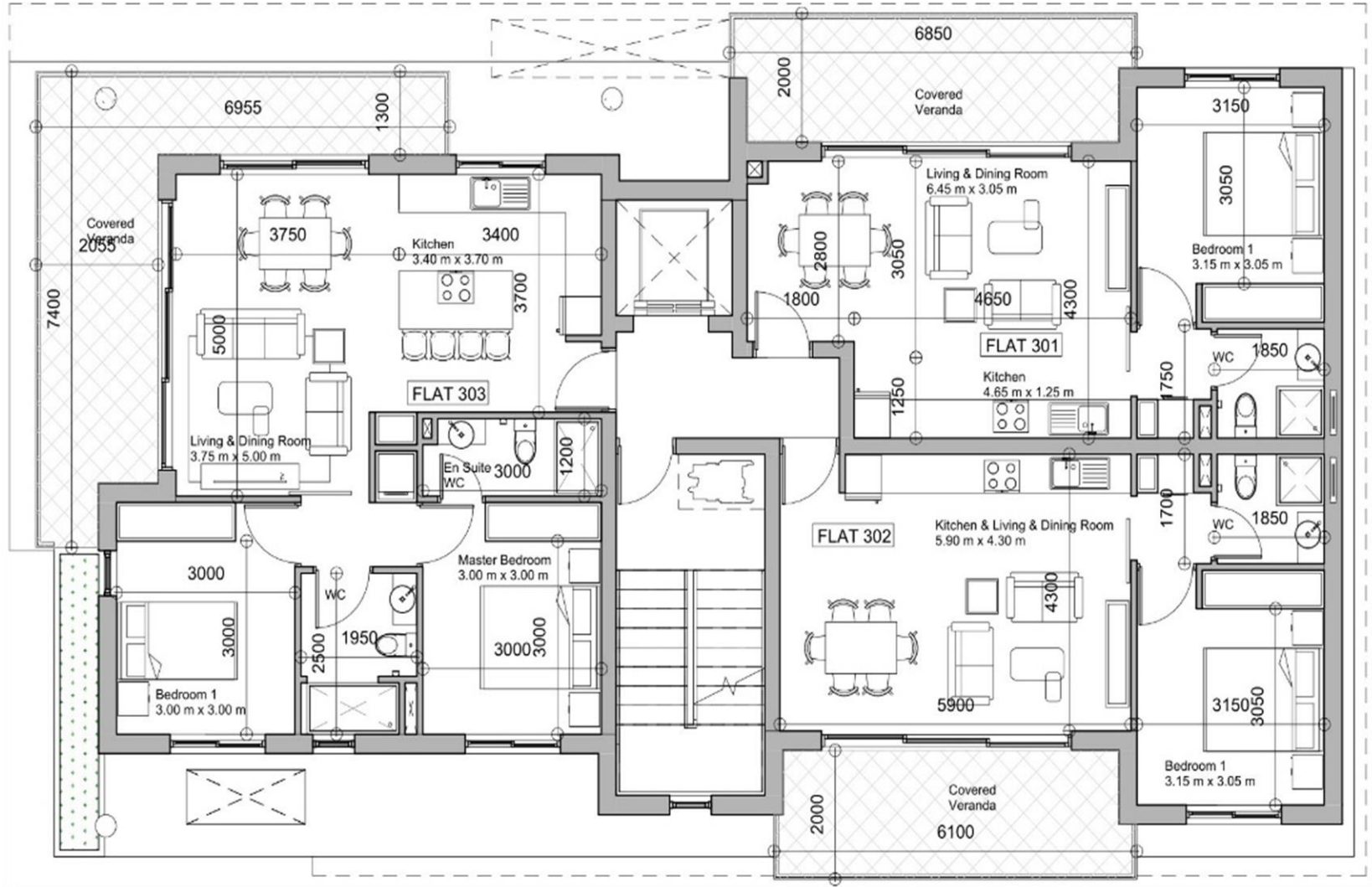
Drawings - 1st Floor



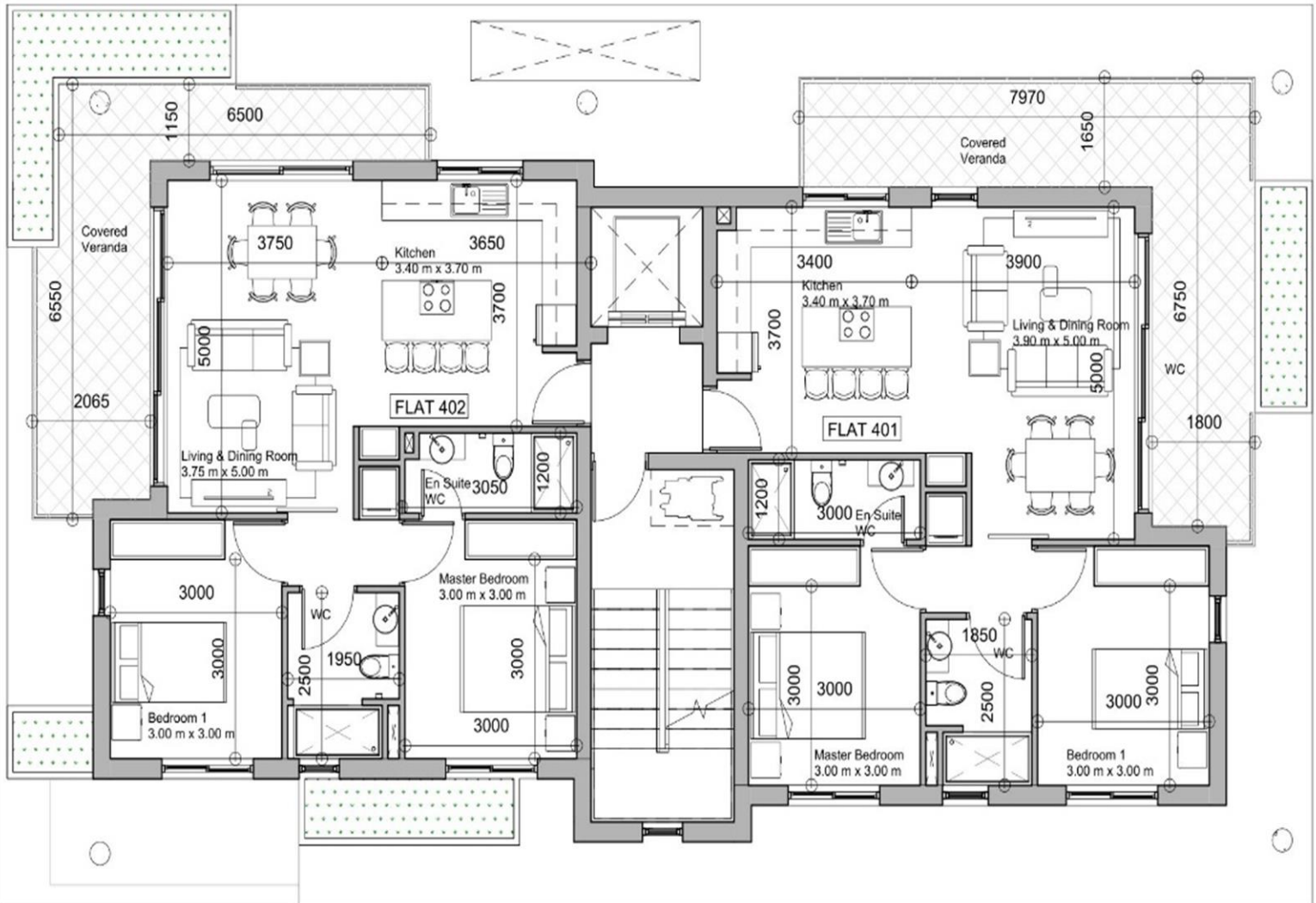
Drawings – 2nd Floor



Drawings – 3rd Floor



Drawings – 4th Floor



Drawings – 5th Floor/Penthouse





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