



JANUARY 2024

A Project by: FOSTHOLD LTD



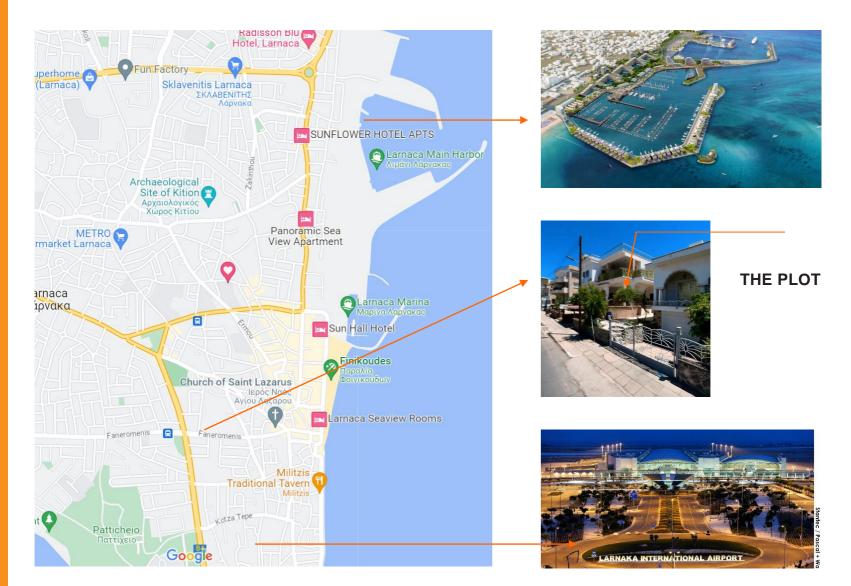
Gur project aims to provide high-quality, luxurious, and affordable living spaces for those who seek comfort, tranquility, and convenience.

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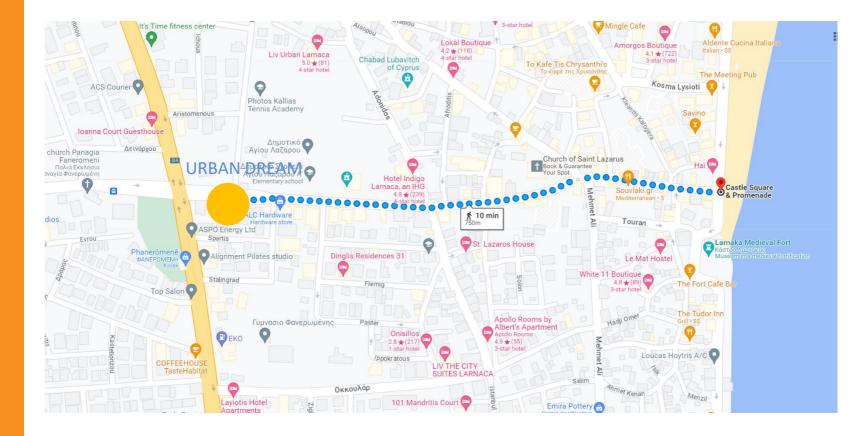
# **Project Location**

The Residential project is located in the Center of Larnaca. Larnaca is a thriving coastal city in Cyprus known for its rich history, stunning landscapes, and thriving tourism industry. 6 Km (5mn) far from Larnaca International Airport, the project is located in the City Center of Larnaca, 700 meter from Finikoudes Beach, Front Touristic Area.



# **Project Immediate Environments**

The project is located in one of the most desirable and sought-after areas in Larnaca, 2 minutes away from the Beach and just a few minutes from all amenities, City center, and the touristic Area including restaurants, shops, supermarket and mall. Furthermore, it is strategically located near major transportation routes and public transportation, making it easy to travel around the city. Faneromeni Street is considered as a prime location for high end developments.



# 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.

#### 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 middle of Cyprus, and close to all major cities), its international airport, its new Marina, Larnaca is gaining interest by most 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 Faneromenis Street, the Project will be built on plot n° 761- Dimos LARNACA. The plot area is 537 m<sup>2</sup>, within the Planning Zone of **Ka3**:

: 140

: 5

- Affected Percentage : 100%
- Density
- Coverage : 50%
- Number of Floors
- Height : 17 m
  - ⊙<sub>393</sub> 261 (. NIS AVENUE 682 761 713 762 761 758 646 743 636 644 645 637 ΠT S P Α R T A S 759 T R E E T 5 0 RXXX 33 AM

















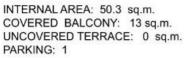




### **One-Bedroom Apartment Drawings**

#### **First Floor Plan**

#### **TYPE 1A**





### **One-Bedroom Apartment Drawings**

#### First Floor Plan

#### TYPE 1B

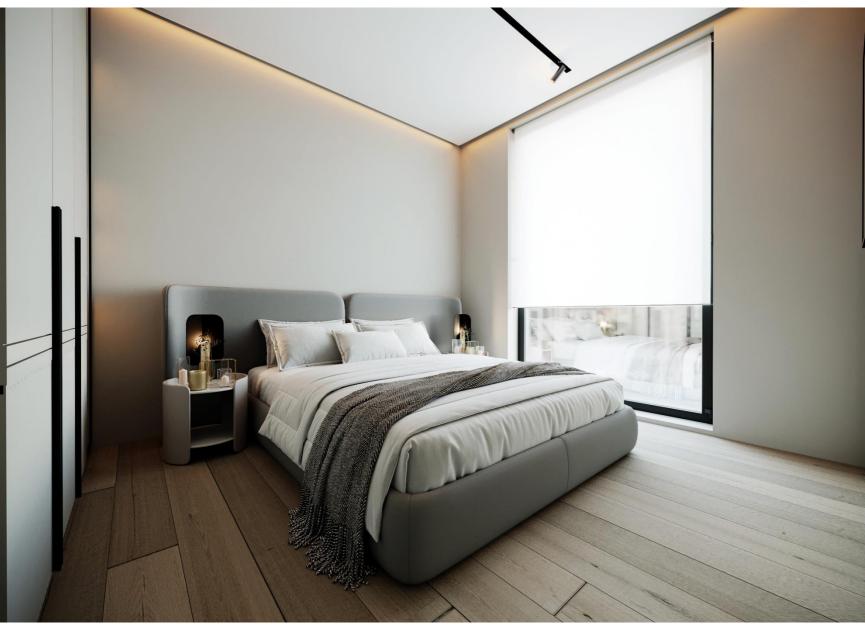
INTERNALAREA: 50.3 sq.m. COVERED BALCONY: 12 sq.m. UNCOVERED TERRACE: 0 sq.m. PARKING: 1



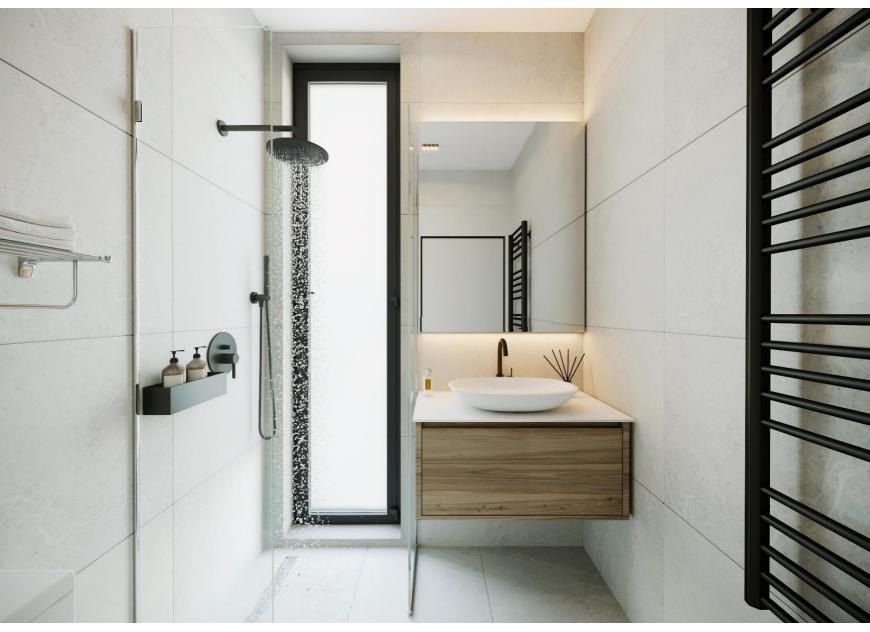












### **Two-Bedrooms Apartment Drawings**

#### First Floor Plan

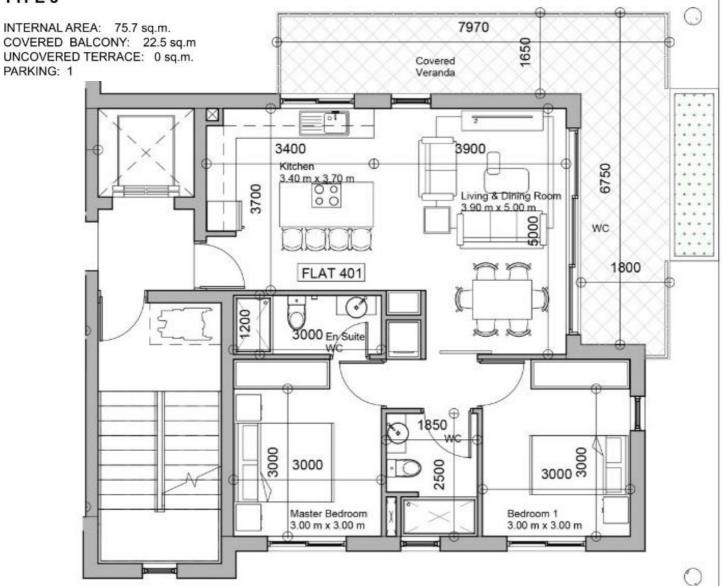
#### TYPE 2

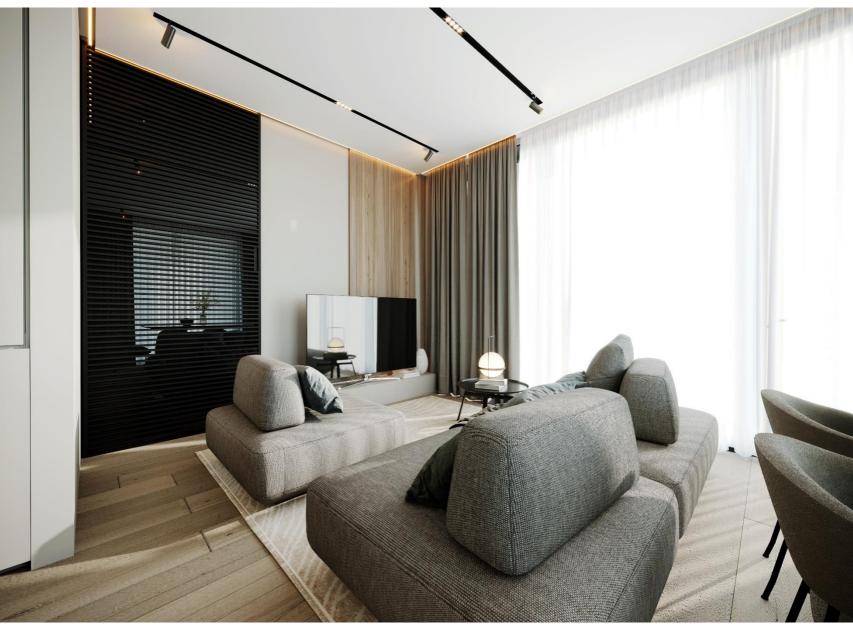


### **Two-Bedrooms Apartment Drawings**

#### Fourth Floor Plan

#### TYPE 3

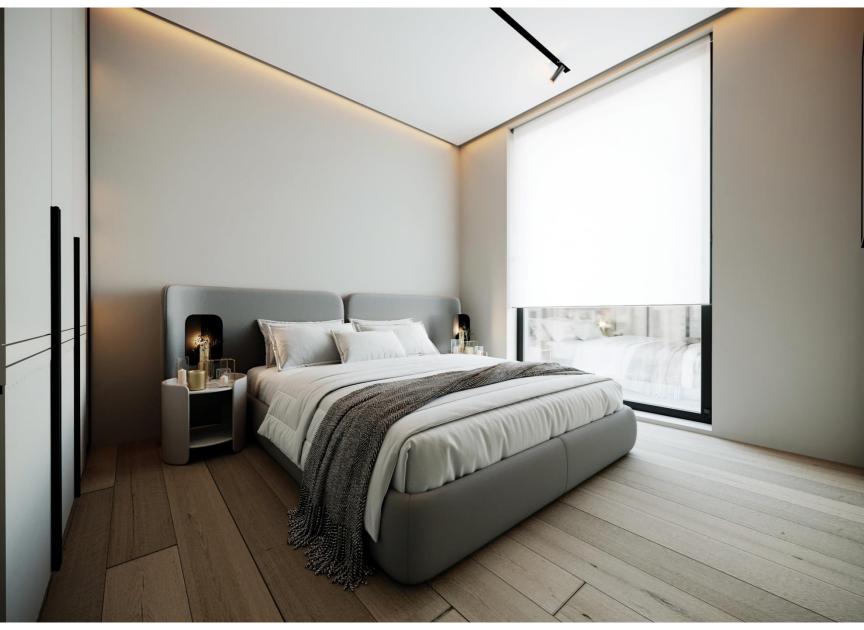
















### Penthouse Drawings

#### Fifth Floor Plan

#### **TYPE 4**

INTERNAL AREA: 75 sq.m. COVERED BALCONY: 25.5 sq.m. UNCOVERED TERRACE: 13.7 sq.m. STORAGE: 10.4 sq.m. PARKING: 1



# Project Concept and Distribution of Areas

#### **The Concept**

The residential project offers a perfect blend of luxury and convenience, it comprises 12 residential accommodation of a total sellable area of 948 m<sup>2</sup>, 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.

#	LEVEL	ТҮРЕ	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

#### **Distribution of areas**

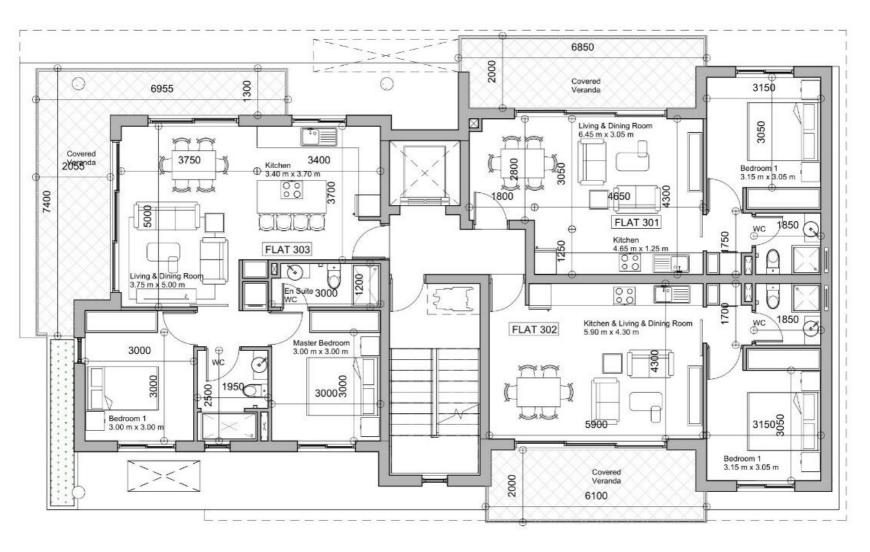
### First Floor



### Second Floor



### Third Floor



### Fourth Floor



### Fifth-Floor Penthouse



# URBAN DREAM



# Sales

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