



GRAVIAS

— LARNACA —

1, 2, 3 BEDROOM APARTMENTS

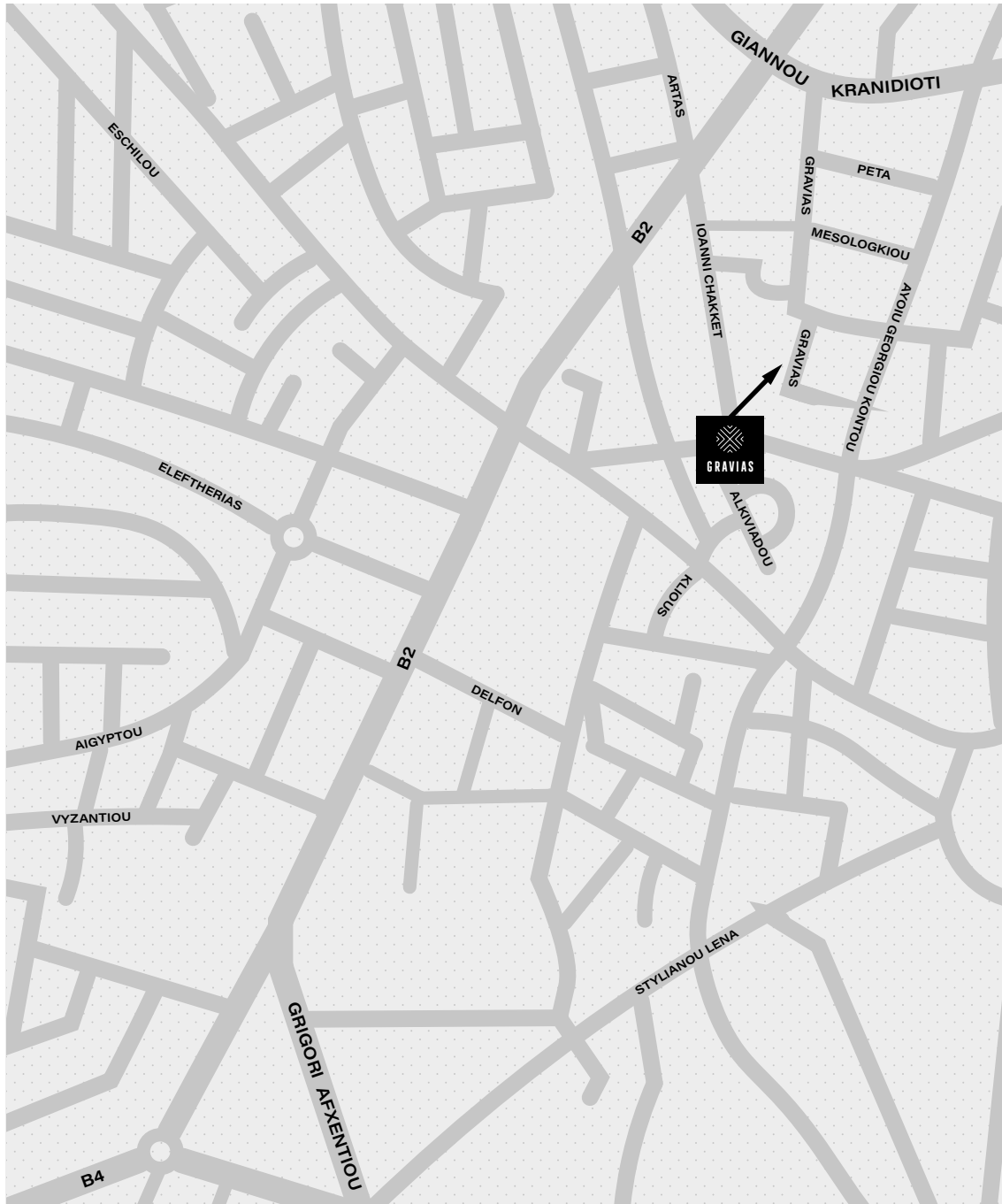


SKYBLAZE
DEVELOPMENTS

EXPERIENCE THE EPITOME OF UPSCALE MODERN LIVING IN THE VIBRANT HEART OF LARNACA - A PRESTIGIOUS ASSORTMENT OF ONE, TWO, AND THREE-BEDROOM APARTMENTS.

Summary	<ul style="list-style-type: none">- Residential conversion in Livadia, Larnaca- Development set over ground and three upper floors- 7 private 1, 2 & 3 bedroom apartments
Address	Gravias, Livadia, Larnaca
Method of Sale	The property will be offered for sale as a whole for investment purposes or individually
Viewing Arrangements	Viewings can be arranged by appointment with Skyblaze
Terms	The property is being marketed for sale on a private treaty basis, subject to contract





LOCATION

The suburb of Livadia is situated on the outskirts of Larnaca. The area is ideal due to its abundance of essential amenities nearby. Additionally, the city centre can be reached within a mere 10 minutes by car, with effortless access to the highway.

Its central location is conveniently just a 20-minute drive from Larnaca Airport.



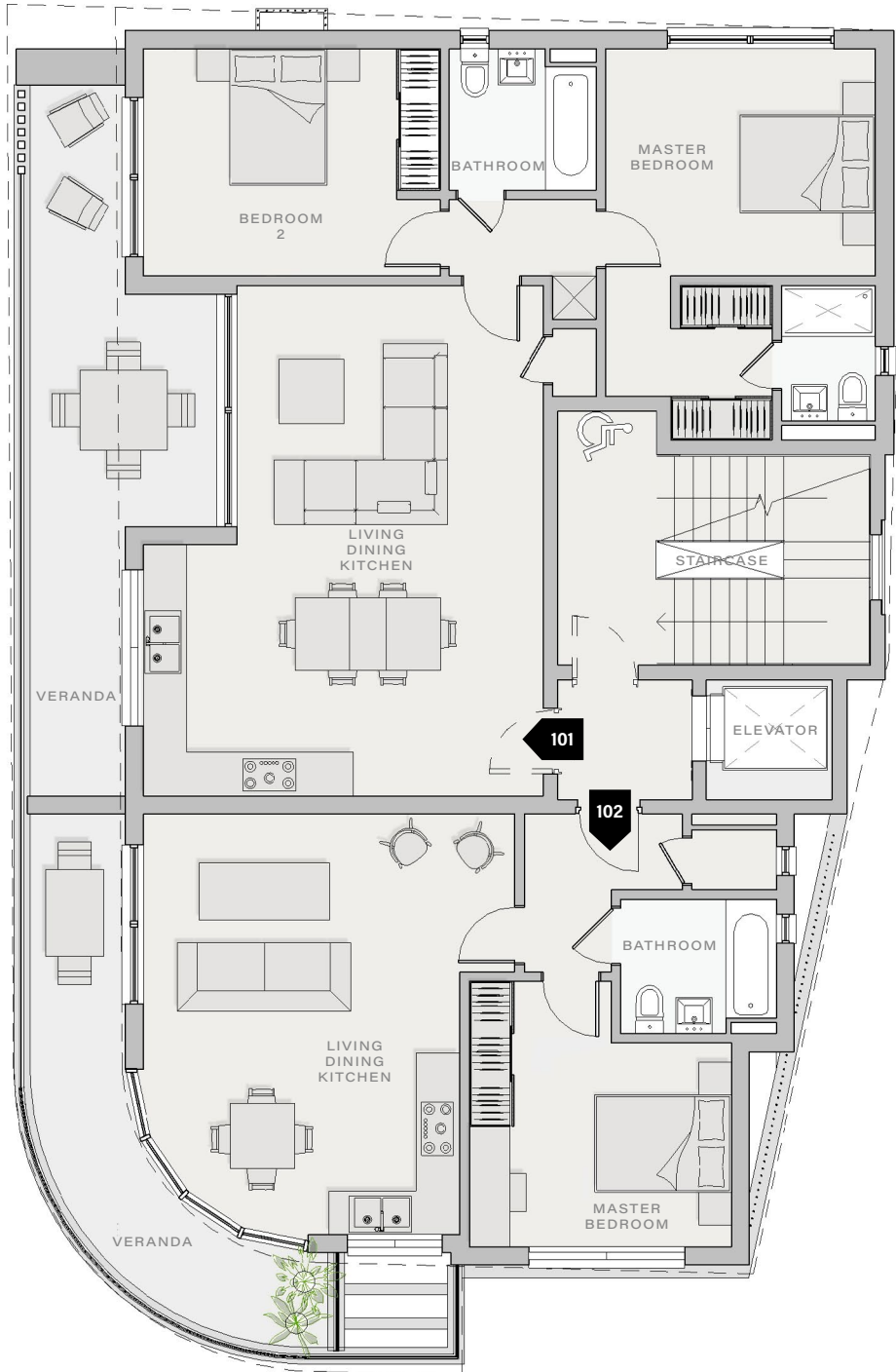


DEVELOPMENT

These magnificent apartments form an exquisite collection, designed to maximize the renowned Cypriot sunlight.

The interiors are well-designed using high-quality materials and finishes, providing ample space. Additionally, there are inviting balconies that expand the living area for both entertainment purposes and to bask in the Larnaca sun.

Each apartment has a dedicated parking spot providing convenient shaded parking that guarantees security and direct building access.

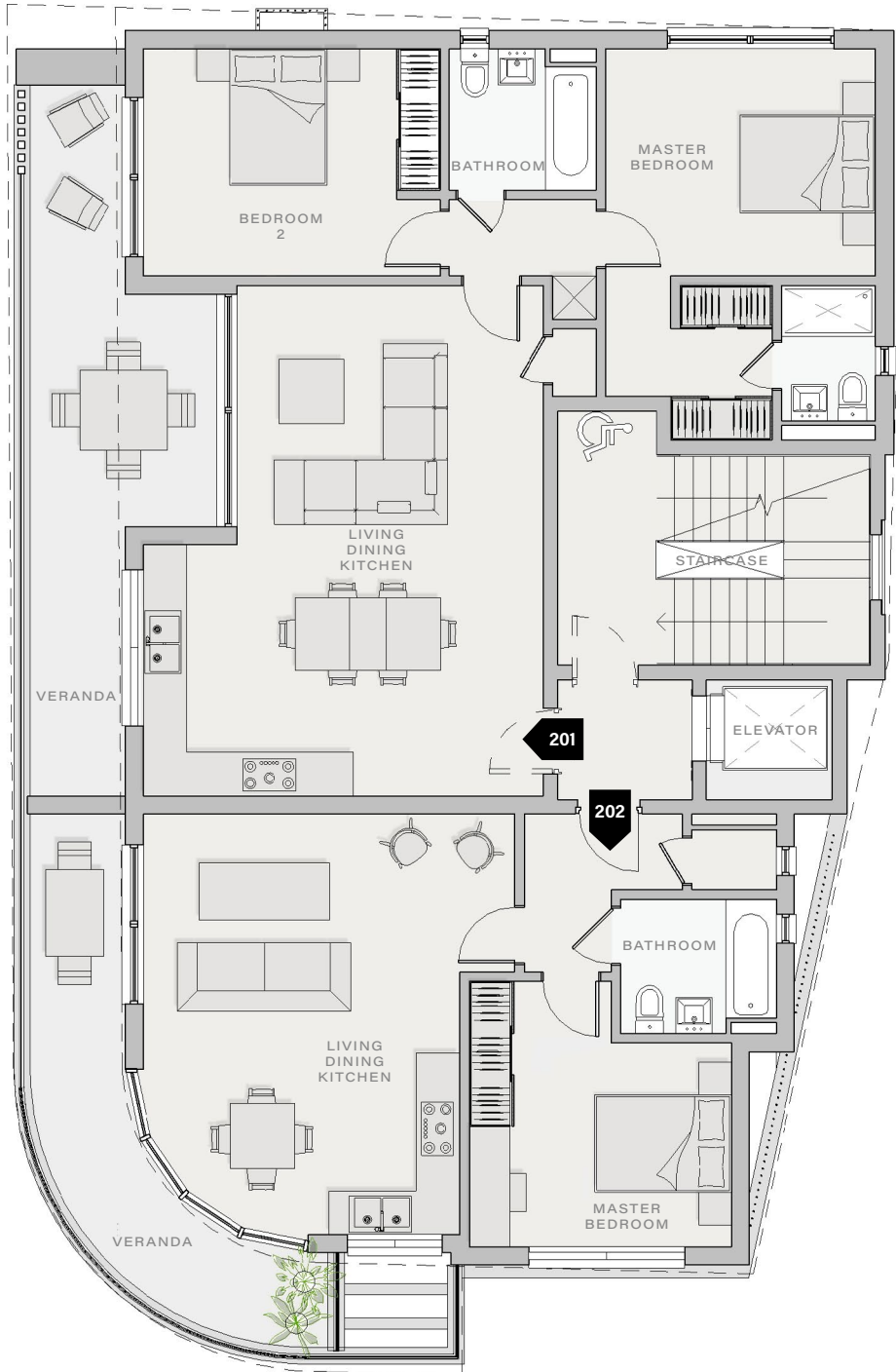


101 **102**

GRAVIAS

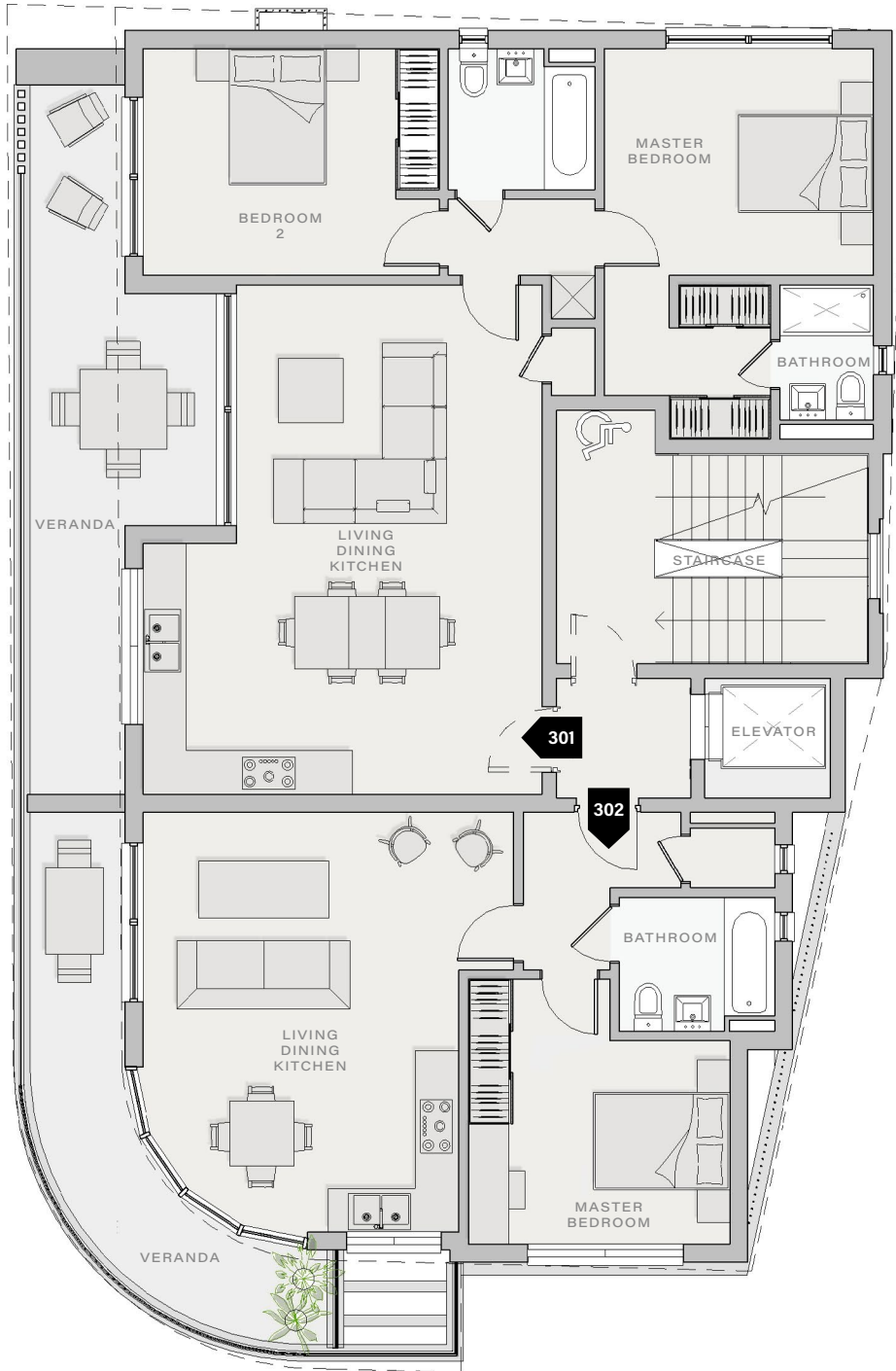
FIRST FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA	TOTAL AREA
101	First	2	75m ²	18m ²	93m ²
102	First	1	50m ²	13m ²	63m ²



201 **202** **GRAVIAS**
 SECOND FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA	TOTAL AREA
201	Second	2	75m ²	18m ²	93m ²
202	Second	1	50m ²	13m ²	63m ²

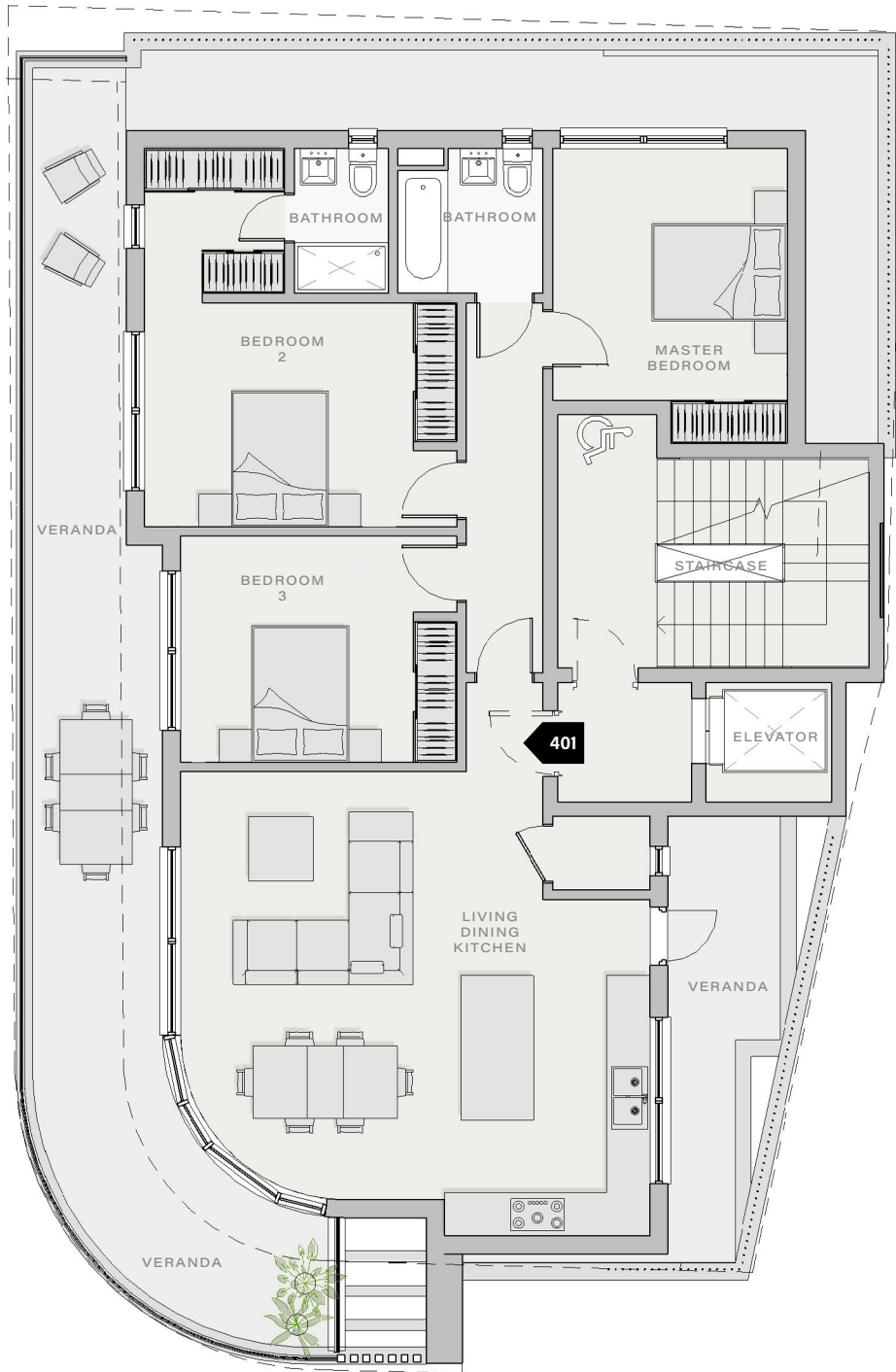


301 **302**

GRAVIAS

THIRD FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA	TOTAL AREA
301	Third	2	75m ²	18m ²	93m ²
302	Third	1	35m ²	19m ²	54m ²



401 GRAVIAS

FOURTH FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA	TOTAL AREA
401	Third	3	96m ²	41m ²	137m ²



SPECIFICATIONS

DEVELOPMENT

Structure

- Sound and weather insulated aluminium entrance door
- Reinforced concrete beams and slabs
- Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation

Parking

- Covered parking for each apartment

Other Specifications

- A/C provision in all room
- Double glazed and thermal insulation glass
- Solar panels for heating water
- Photovoltaic panels for electricity
- Energy performance in accordance with current building regulations

Finishes

- Aluminium external windows, doors and sliding doors
- Ceramic floor tiles for verandas and roof garden (if any)
- Parking with polished concrete finish

APARTMENTS

Living Room & Bedrooms

- Ceramic tiles or laminate wooden flooring
- Flush laminated doors
- Floor to ceiling made to measure wardrobes

Kitchen

- Designer kitchen
- Made-to-measure kitchen cupboards made of high-quality laminate panels
- Ceramic tiles or laminate wooden flooring
- Granite or marble worktop with top of the range fitted appliances

Bathrooms

- Floor to ceiling ceramic tiles
- High-quality sanitary fittings, designed according to architectural specification
- Wall or ceiling mounted shower with enclosure (where applicable)
- Made-to-measure vanity unit with illuminated demister mirror cabinet
- Wall mounted towel rail and toilet paper holder

Electrical & Audio Visual

- Dimmable lighting control
- LED lighting throughout including balconies
- Satellite system or cable TV installation
- Telephone and data points in main rooms
- USB points/ports
- Electrical installation in accordance with the latest European standards
- Smart home lighting and sound system (optional extra)



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