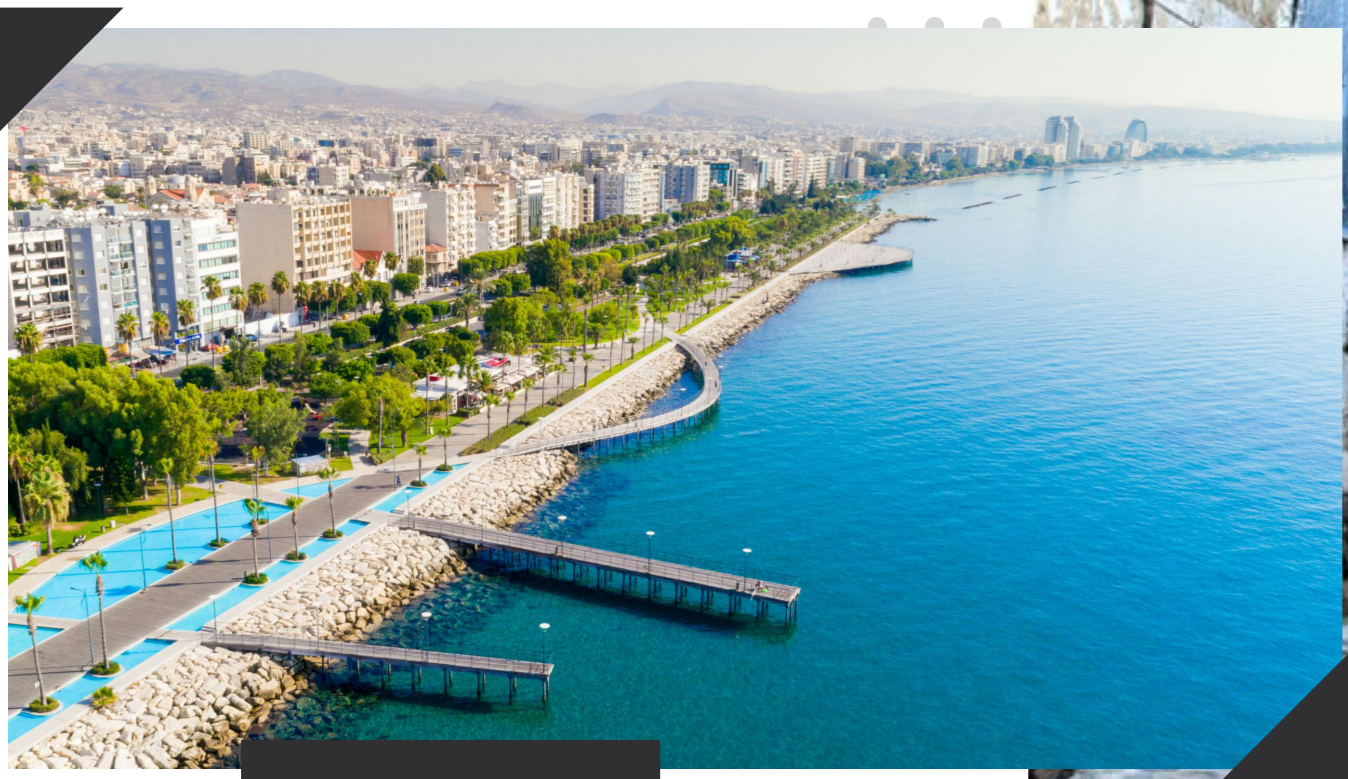


PARK AVENUE



Downtown Luxury Living



CYPRUS

Nestled in the heart of the Mediterranean, the sun-soaked island of Cyprus is a paradise of golden coasts and crystal waters, sprinkled with the emerald green of mountain peaks and the honey-vanilla tones of breath-taking sunsets.

Its evocative history and traditions harmoniously intertwine with modern European charm to give the island a unique character of both customs and the contemporary, making it a premium sunshine destination.

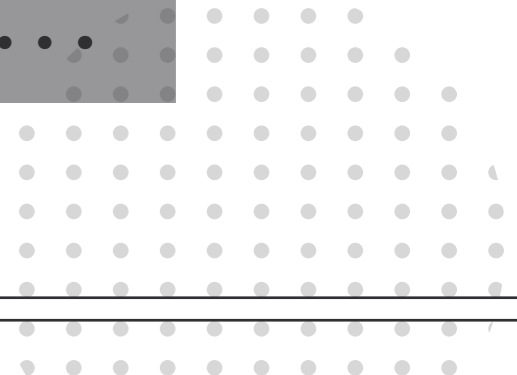
It is no wonder then that even Aphrodite herself – the Ancient Greek Goddess of Love – chose the island, and one you discover Cyprus, you too will undeniably fall in love with all its beauties bounties...





LOVE LARNACA

Visit Larnaca, and the first thing you will notice – apart from the extended coastline – is its mixed and multicultural population. Different languages fill the air. Ethnic and speciality restaurants line the streets. Supermarkets stock foodstuffs from around the world. Department stores and boutiques offer you all your favourite brands and exclusive designer collections.

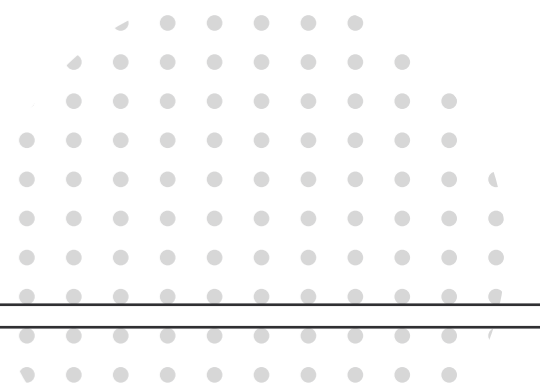




URBAN LIVING

Having discovered the diversity of Cyprus and the lifestyle of Larnaca, many expatriates have taken the next step and have acquired a home in this cosmopolitan city. For buyers who are seeking a base in Larnaca that combines prime location with superior quality and interior comfort, 1 – 2 – or 3-bedroom apartments at Park Avenue are the answer.

Not only does the city itself have so much to offer for business and pleasure, but it is also a good base that is linked to all the other coastal resorts and the inland capital, Nicosia. And for a day of relaxation and inspiration, a scenic country road leads you to the mountains where you can explore picturesque villages, UNESCO listed churches and hidden monasteries.

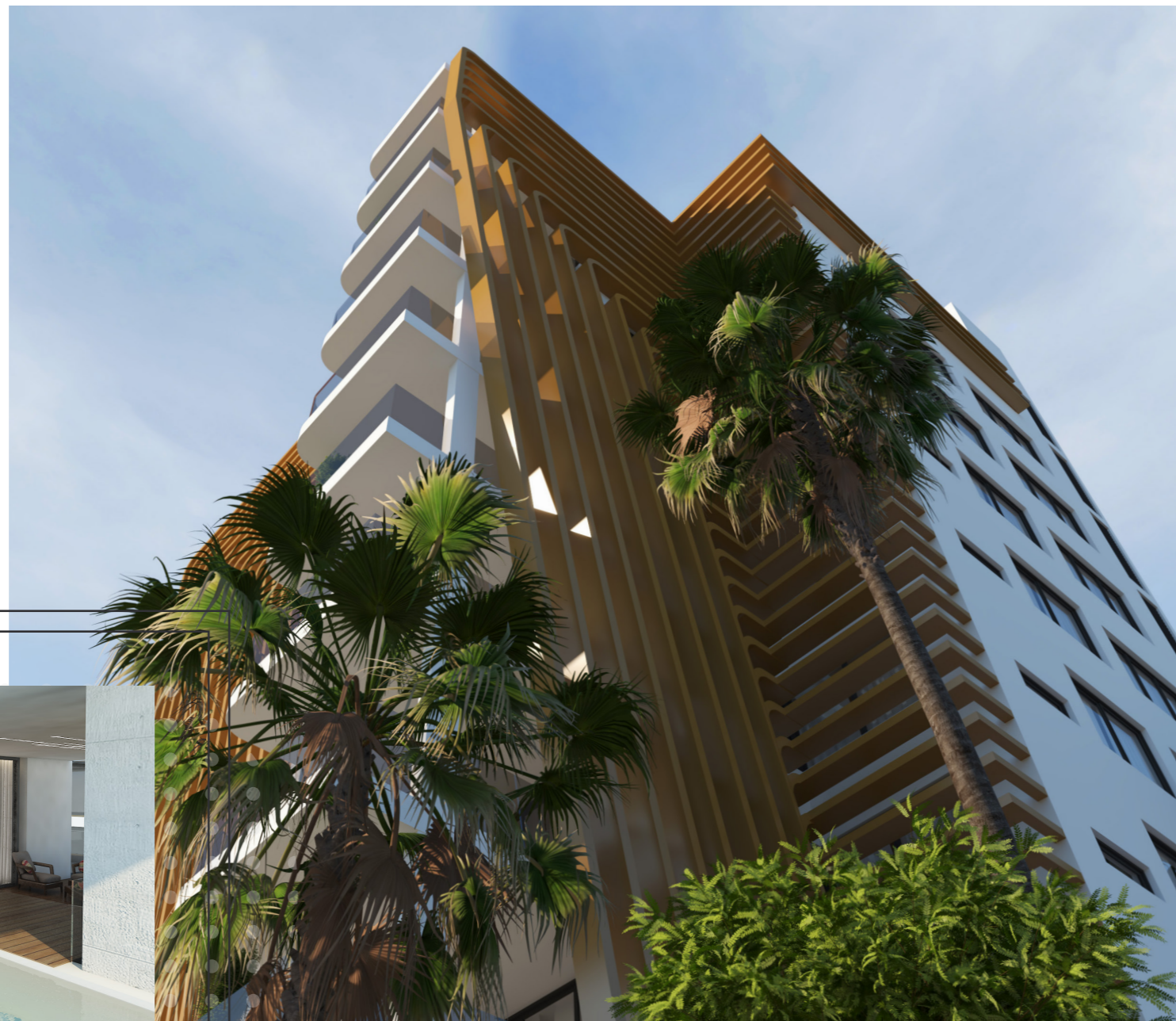


PARK AVENUE

The building is a fresh and exclusive residential investment opportunity situated in a prime location in the center of Larnaca. This fusion of luxury design apartments and surrounding natural beauty is in a close proximity to many amenities, making it the ideal opportunity to invest in a prime and futureproof real estate, with high resale and rental value.

Park Avenue consists of 8 1-bedroom apartments, 16 2-bedroom apartments and 2 3-bedroom apartments on eight floors.

The development is characterized by its extravagant architectural design and its breath-taking panoramic views of the sea and the Salt Lake.



OVERVIEW

- 8 - storey building
- Only 26 apartments
- 1, 2, and 3 bedroom apartments
- Spacious open-plan kitchen, living room & dining area
- Verandas
- Private car park
- Penthouse with private pool and jacuzzi

SPECIAL FEATURES

- Built in wardrobes
- Fitted kitchen
- Quality ceramic floor tiles
- European sanitary ware
- Double glazed windows and veranda doors
- Solar heating system for hot water
- Main entrance with intercom system



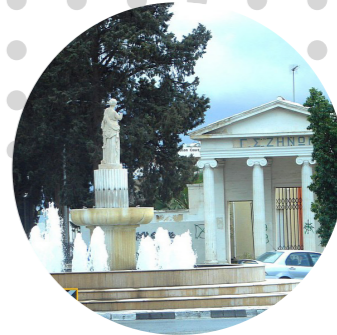
1. Park Avenue



2. American Academy



3. Municipal park/theatre/library



4. Old G.S.Z. sports center



5. Ancient Kition



6. Archeological museum



7. Larnaca's Marina



8. Pierides museum



9. Ermou square



10. Kyriazes medical museum



11. Saint Lazarus church



12. Medieval fort & museum



13. Handicraft workshops



14. Pattichio amphitheatre & park



15. Salt lake park

FLOOR PLANS & DIMENSIONS

GROUND FLOOR / AUTOMATIC PARKING SYSTEM



FLOOR PLANS & DIMENSIONS

1ST - 2ND FLOOR

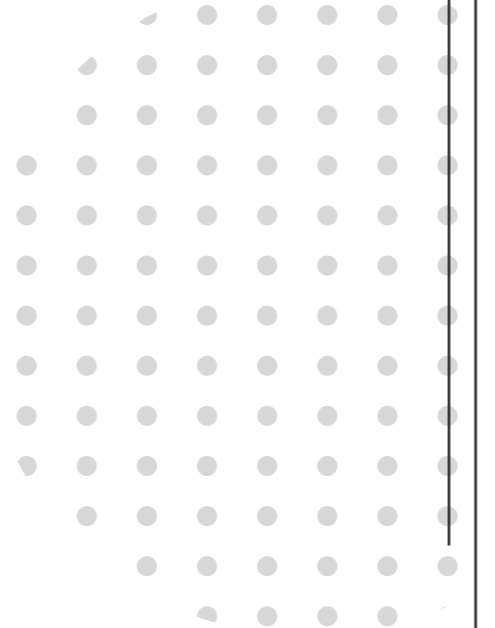
FLOOR	1 ST	1 ST	1 ST	2 ND	2 ND	2 ND
APARTMENT	101	102	103	201	202	203
BEDROOMS	2	2	2	2	2	2
INTERNAL AREA	91.5 m ²	87 m ²	87 m ²	91.5 m ²	87 m ²	87 m ²
COVERED VERANDA	18 m ²	21 m ²	19 m ²	18 m ²	21 m ²	19 m ²



FLOOR PLANS & DIMENSIONS

3RD - 6TH FLOOR

FLOOR	3 RD - 6 TH	3 RD - 6 TH	3 RD - 6 TH	3 RD - 6 TH
APARTMENT	301/401/501/601	302/402/502/602	303/403/503/603	304/404/504/604
BEDROOMS	1	1	2	2
INTERNAL AREA	51 m ²	47 m ²	87 m ²	87 m ²
COVERED VERANDA	11 m ²	17 m ²	19 m ²	19 m ²



FLOOR PLANS & DIMENSIONS

7TH FLOOR

FLOOR	7 TH	7 TH	7 TH
APARTMENT	701	702	703
BEDROOMS	2	3	2
INTERNAL AREA	90.5 m ²	109 m ²	87 m ²
COVERED VERANDA	18 m ²	21 m ²	19 m ²



FLOOR PLANS & DIMENSIONS

8TH FLOOR

FLOOR	8 TH
APARTMENT	801
BEDROOMS	3
INTERNAL AREA	166 m ²
COVERED VERANDA	81 m ²





