

# LIVADIA SEA STAR



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# 01 OVERVIEW

A remarkable real estate project in one of the most beautiful and luxurious areas of Larnaca, Livadia. A project that not only honors Livadia's heritage, but also embraces its future. Our vision is to create a thriving community that harmonizes with the natural beauty of its surroundings while offering unparalleled comfort, convenience, and quality of life to its residents.

This real estate endeavor is more than just bricks and mortar; it is about building connections, fostering inclusivity, and shaping a legacy that will endure for generations to come.

From meticulously designed residential spaces, to recreational facilities, every aspect of this project has been crafted with the utmost care and attention to detail. It is comprised of 46 elegant apartments that bring luxury living and residential comfort to a higher level.



The project is conveniently located in a quiet residential area, just a 2-minute drive from the sea of Livadia with a direct view of it.

The quality and design of the buildings easily stands out. With the light architecture embedded in a setting that is enhanced with greenery throughout.

The residents of this complex will benefit from the most comfortable conditions of life: unpolluted fresh air, a quiet and calm environment, as well as facilities for consumer services.

Moreover, this project is not merely about construction; it is about community building. We envision a vibrant neighborhood where families can thrive, businesses can flourish, and individuals can find fulfillment and belonging.



*“Turn the key, walk through the door.  
This new house is all you ever wanted and more.”*



This project boasts the perfect blend of visionary architecture and stylish elegance that includes the following leisure features:

- *A swimming pool*
- *A children's playground*
- *Landscaped paths throughout the project*
- *An indoor gym*

From its location, greenery, and atmosphere to its urbanization, apartments, and views, it is the right choice for you.

You will find that this project has all that you would want for a complete family lifestyle.

# LOCATION

Livadia Sea Star is strategically located in the heart of Larnaca, in one of its most luxurious areas, **Livadia**.

With its stunning landscapes, rich history, and vibrant culture, Livadia holds a special place in the hearts of many. It is a town that encapsulates the essence of Mediterranean living, where tradition meets modernity, and where every corner tells a story of resilience and progress.

This project is just a few minutes away from the New Marina of Larnaca, the new American University of Cyprus, and the beach. Just a short drive away from Larnaca Town Center and the harbor. The property lies in a residential, quiet, and family-oriented area surrounded by large luxury houses and residential properties.

It is conveniently located, providing easy access to Larnaca, Ayia Napa, and Nicosia highways. It is close to all amenities including a supermarket, a bank, shops, schools, a university, medical facilities, a bus service, etc.

Livadia Sea Star is minutes away from:

- **Livadia Regional Elementary School: 3min**
- **Livadia Church: 3min**
- **Jumbo Mall: 5min**
- **AUCY (American University of Cyprus): 8min**
- **Larnaca Marina: 10min**
- **Larnaca General Hospital: 12min**



# DESCRIPTION

Livadia Sea Star consists of 5 buildings and has been specifically designed for flexible modern-day living in lifestyle communities. The buildings are spaced out conveniently leaving an independent open green area for easier circulation while embracing nature's beauty within this compound.

Beyond the physical infrastructure, our commitment extends to sustainability and environmental stewardship. We recognize the importance of preserving Livadia's ecological balance and have implemented eco-friendly practices throughout the project.

The buildings are named after seashells, each representing a symbol of nature's beauty:

- *Starfish Shell*
- *Nautilus Shell*
- *Murex Shell*
- *Cockle Shell*
- *Conus Shell*

Livadia Sea Star offers more than just convenience... It is a perfect blend of convenience with opulence.



# WHY SEASHELLS?

Livadia with its stunning landscapes, rich history, and vibrant culture, holds a special place in the hearts of many. A town that encapsulates the essence of the Mediterranean Sea.

Naming buildings after seashells is a way to reflect the town's close connection to the sea and its natural surroundings. Livadia is a coastal town, and seashells are commonly found along its shores.

The symbolism of seashells provides yet another compelling reason. Seashells are often associated with themes such as beauty, tranquility, and the natural world. It is a way to evoke these positive connotations and create a sense of harmony and peace within the community.

Naming buildings after seashells could also be a way to celebrate and honor Cypriot cultural heritage. Cyprus has a rich maritime heritage, and seashells have been used in various aspects of Cypriot culture, including art, crafts, and decoration.

Overall, naming these buildings in Livadia after seashells serves to celebrate the town's coastal heritage, evoke positive associations with nature, and promote its identity to residents and visitors alike.



*“Seashells are  
love letters  
in the sand”*

# FLOOR PLANS

BUILDING	FLOOR	APARTMENT	AREA (SQM)	INTERNAL AREA (SQM)	ROOFTOP AREA (SQM)	COVERED VERANDA (SQM)	BEDROOMS
STARFISH SHELL (A) NAUTILUS SHELL (B) MUREX SHELL (C) COCKLE SHELL (D)	Ground Floor	101	105	86	-	19	2
		102	107	93	-	14	2
		103	144	123	-	21	3
	First Floor	201	115	84	-	31	2
		202	99	85	-	14	2
		203	141	120	-	21	3
	Second Floor	301	208	86	103	19	2
		302	107	93	-	14	2
		303	269	123	125	21	3
CONUS SHELL (E)	Ground Floor	101	110	89	-	21	2
		102	109	94	-	15	2
	First Floor	201	110	89	-	21	2
		202	119	94	-	25	2
		203	110	89	-	21	2
		204	119	94	-	25	2
	Second Floor	301	110	89	-	21	2
		302	233	94	114	25	2
		303	110	89	-	21	2
304		233	94	114	25	2	

# FLOOR TYPE

Ground Level

Starfish Shell (A)  
Murex Shell (C)

Murex Shell

Starfish Shell

# 101

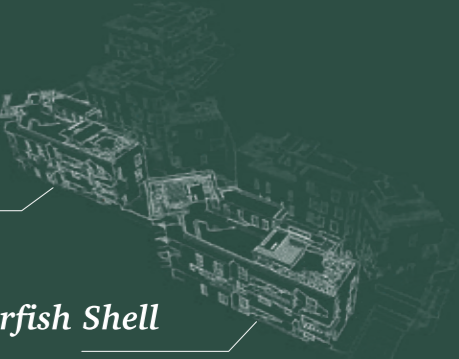
2 Bedrooms  
86m<sup>2</sup> Internal Areas  
19m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# 102

2 Bedrooms  
93m<sup>2</sup> Internal Areas  
14m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# 103

3 Bedrooms  
123m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement



# FLOOR TYPE

First Floor

Starfish Shell (A)  
Murex Shell (C)

Murex Shell

Starfish Shell

201

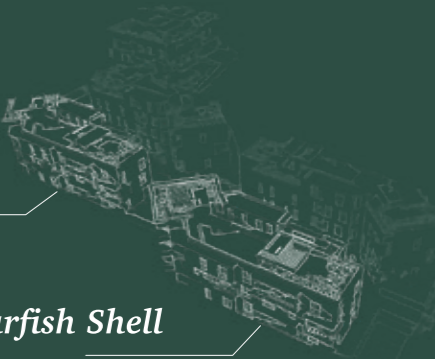
2 Bedrooms  
84m<sup>2</sup> Internal Areas  
31m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

202

2 Bedrooms  
85m<sup>2</sup> Internal Areas  
14m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

203

3 Bedrooms  
120m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement



# FLOOR TYPE

Second Floor

Starfish Shell (A)  
Murex Shell (C)

Murex Shell

Starfish Shell

# 301

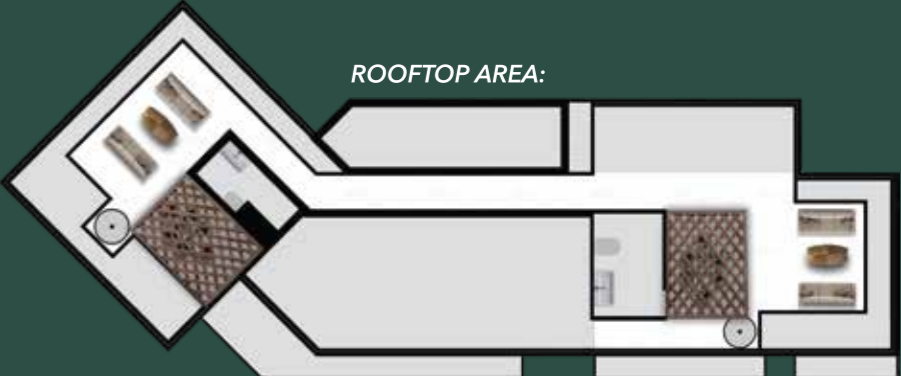
2 Bedrooms  
86m<sup>2</sup> Internal Areas  
19m<sup>2</sup> Covered Verandas  
103m<sup>2</sup> Rooftop Area  
Parking Area in Basement  
Storage Space in Basement

# 302

2 Bedrooms  
93m<sup>2</sup> Internal Areas  
14m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# 303

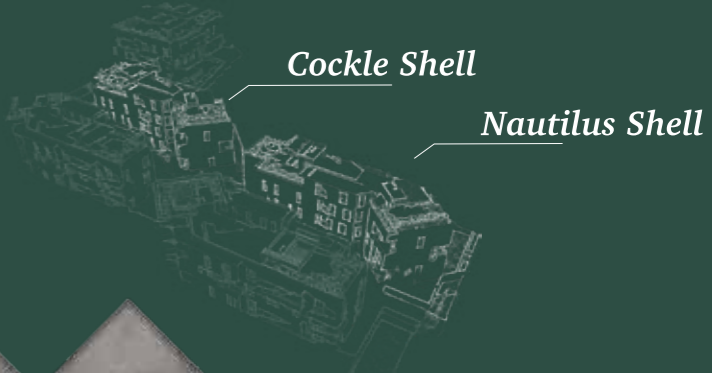
3 Bedrooms  
123m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
125m<sup>2</sup> Rooftop Area  
Parking Area in Basement  
Storage Space in Basement



# FLOOR TYPE

Ground Level

Nautilus Shell (B)  
Cockle Shell (D)



# 101

2 Bedrooms  
86m<sup>2</sup> Internal Areas  
19m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# 102

2 Bedrooms  
93m<sup>2</sup> Internal Areas  
14m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# 103

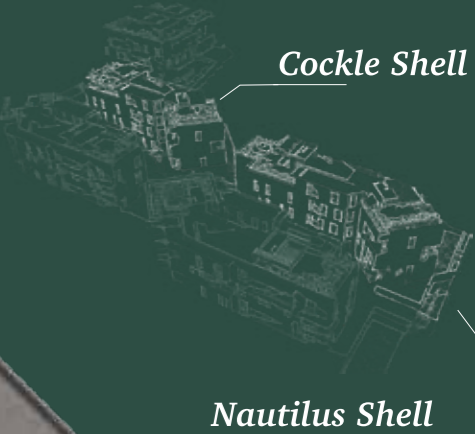
3 Bedrooms  
123m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement



# FLOOR TYPE

First Floor

Nautilus Shell (B)  
Cockle Shell (D)



# 201

2 Bedrooms  
84m<sup>2</sup> Internal Areas  
31m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement



# 202

2 Bedrooms  
85m<sup>2</sup> Internal Areas  
14m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

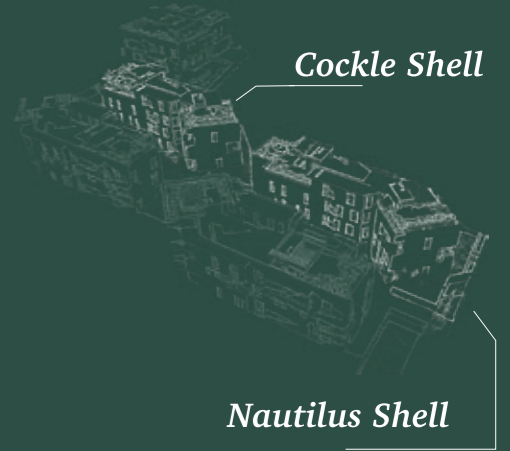
# 203

3 Bedrooms  
120m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# FLOOR TYPE

Second Floor

Nautilus Shell (B)  
Cockle Shell (D)



# 301

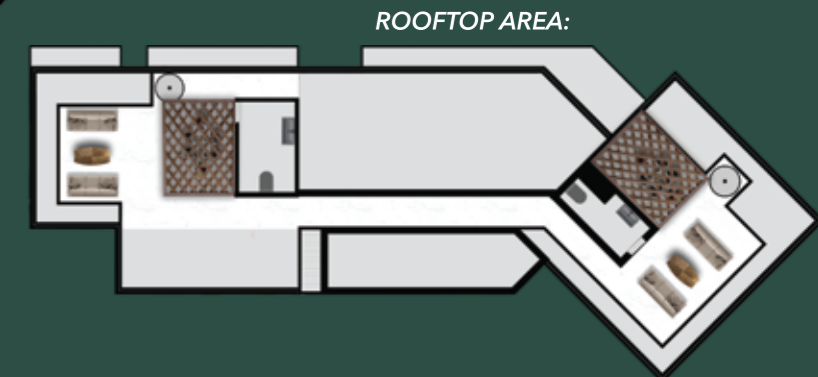
2 Bedrooms  
86m<sup>2</sup> Internal Areas  
19m<sup>2</sup> Covered Verandas  
103m<sup>2</sup> Rooftop Area  
Parking Area in Basement  
Storage Space in Basement

# 302

2 Bedrooms  
93m<sup>2</sup> Internal Areas  
14m<sup>2</sup> Covered Verandas  
Parking Area in Basement  
Storage Space in Basement

# 303

3 Bedrooms  
123m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
125m<sup>2</sup> Rooftop Area  
Parking Area in Basement  
Storage Space in Basement



# FLOOR TYPE

Ground Level

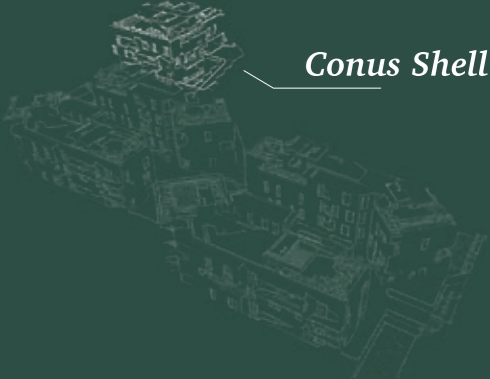
Conus Shell (E)

# 101

2 Bedrooms  
89m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti

# 102

2 Bedrooms  
94m<sup>2</sup> Internal Areas  
15m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti



# FLOOR TYPE

First Floor

Conus Shell (E)

## 201

2 Bedrooms  
89m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti

## 202

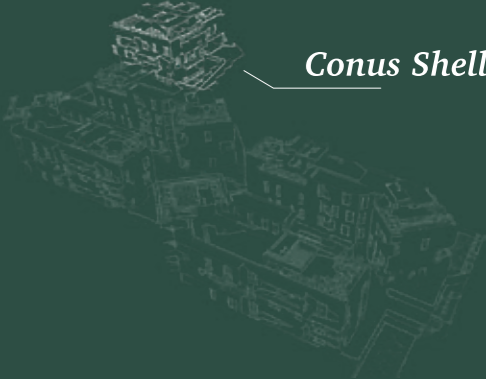
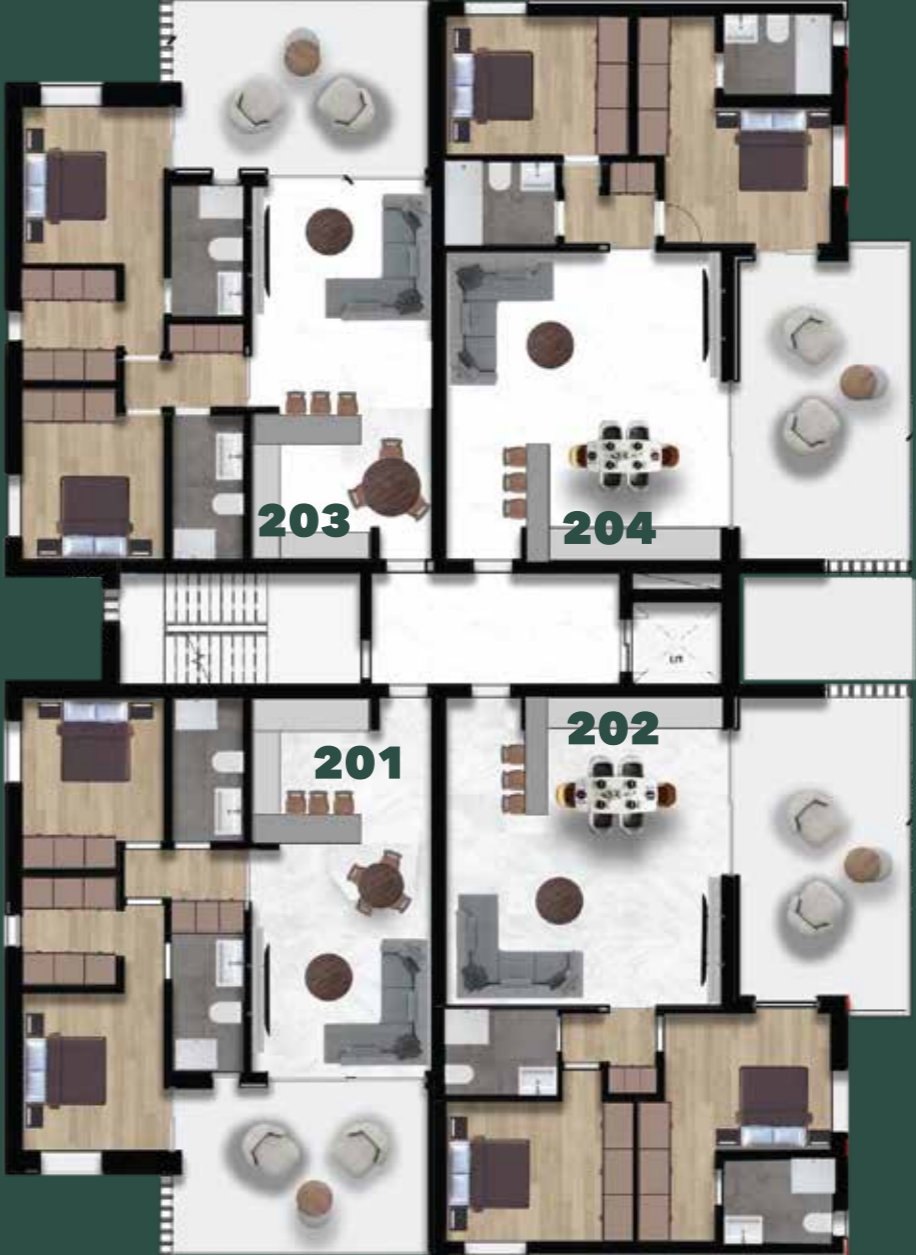
2 Bedrooms  
94m<sup>2</sup> Internal Areas  
25m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti

## 203

2 Bedrooms  
89m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti

## 204

2 Bedrooms  
94m<sup>2</sup> Internal Areas  
25m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti



# FLOOR TYPE

## Second Floor

Conus Shell (E)

# 301

2 Bedrooms  
89m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti

# 302

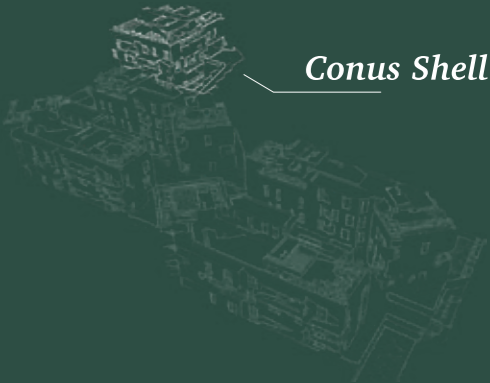
2 Bedrooms  
94m<sup>2</sup> Internal Areas  
25m<sup>2</sup> Covered Verandas  
114m<sup>2</sup> Rooftop Area in Piloti  
Covered Parking Area in Piloti  
Storage Space in Piloti

# 303

2 Bedrooms  
89m<sup>2</sup> Internal Areas  
21m<sup>2</sup> Covered Verandas  
Covered Parking Area in Piloti  
Storage Space in Piloti

# 304

2 Bedrooms  
94m<sup>2</sup> Internal Areas  
25m<sup>2</sup> Covered Verandas  
114m<sup>2</sup> Rooftop Area  
Covered Parking Area in Piloti  
Storage Space in Piloti



# SPECIFICATIONS

Execution of the work shall conform to international safety and technical standards and shall comprise the following superior material/equipment or their equivalent:

## **A.** GENERAL SPECIFICATIONS

### 1- Main Entrance

Landscaped entrance, stairs, landings, entrance, and floors:

- Ceramic tiles.
- False ceiling, lighting, and paint as per architectural design.
- Elevator by Otis or equivalent.

### 2- Parking

- One parking space per apartment.
- Floor coating, strip painting, and numbering.
- Electrical parking gate door with remote access control.
- Charging stations to accommodate electric vehicles.

### 3- Storage Room

- One storage room per apartment.
- Floor: Ceramic tiles.
- Walls: Paint.

### 4- Technical Room

- Floor: Ceramic tiles.
- Walls: Paint.

### 5- External Doors and Windows

- Windows and sliding doors: Modern aluminum profiles with double-glazed, energy-efficient glass.



## **B. INTERIOR ARCHITECTURAL SPECIFICATIONS**

### **1- Floor Tiling**

- Interior floor finishes: high-end ceramics.
- Bathroom floor & wall finishes: high-end ceramics.

### **2- Doors**

- Main Door: Fire-rated, veneer walnut or French oak wooden doors, frames and architraves for all entrance and reception areas.
- Interior Doors: Solid wooden frames / architraves / cornices with MDF panels / paint.

### **3- Wardrobes**

- High quality material and design.
- Soft close hinges.
- High-end accessories.





#### 4- Kitchen Cabinets

- High quality kitchen cabinets with modern style.
- Kitchen layout according to architectural design.
- Countertop: granite or equivalent.

#### 5- Paint

- 3 coats of putty and paint in the reception areas.
- 2 coats of putty and paint in the bedroom areas.
- 2 coats of putty and oil-based paint in kitchen and bathrooms.

#### 6- Sanitary Wares and Fixtures

##### High quality sanitary wares and fixtures:

- Sanitary wares: High end standard and origin.
- Sanitary fixtures: Grohe or equivalent.

## C. ELECTRO-MECHANICAL SPECIFICATIONS

### 1- Plumbing

- Top-choice PPR piping for water supply and heating.
- PVC pipes for drainage.

### 2- Air Conditioning and Heating

- HVAC System: Provision for heat pumps, cooling, and heating.

### 3- Electrical

- Electrical wiring accessories: Legrand or equivalent.
- Lighting fixtures: Legrand or equivalent.
- Videophone and interphone building access system.

### 4- Solar System

- Solar water heating system for each flat.



*“Art is not a luxury,  
but a necessity”*

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