



EXPERIENCE A LIFE BEYOND ORDINARY





LA
MER

INVESTMENT OPPORTUNITY

With its prime location and appealing design, LA MER presents an excellent investment opportunity. The high demand for rentals in this sought-after area ensures strong liquidity and attractive returns. Whether you are looking for a peaceful home by the sea or a smart investment, the apartments at LA MER offer both.



SEASIDE TRANQUILLITY

COASTAL MEDITERRANEAN LIFE

LOCATION

LA MER is ideally located in the Tombs of the Kings area, just steps from the beautiful Venus Beach, one of Paphos' finest. This location offers the perfect balance of seaside tranquillity and the beauty of Mediterranean living. Residents enjoy breathtaking coastal views and serene seaside surroundings, all while being close to urban conveniences. A short drive takes you to a variety of restaurants, shops, and cultural attractions, while the historic Old Town offers a blend of modern amenities and traditional charm. With the beach just moments away and stunning sunsets to enjoy, LA MER perfectly captures the essence of peaceful, coastal Mediterranean life, offering an unparalleled living experience.

NEARBY

Distance to the sea and promenade - 400m

Distance to the Kings Avenue Mall - 1.5km

Distance to the Old Town Centre - 1.5km

Distance to the Aspire Private British School - 300m

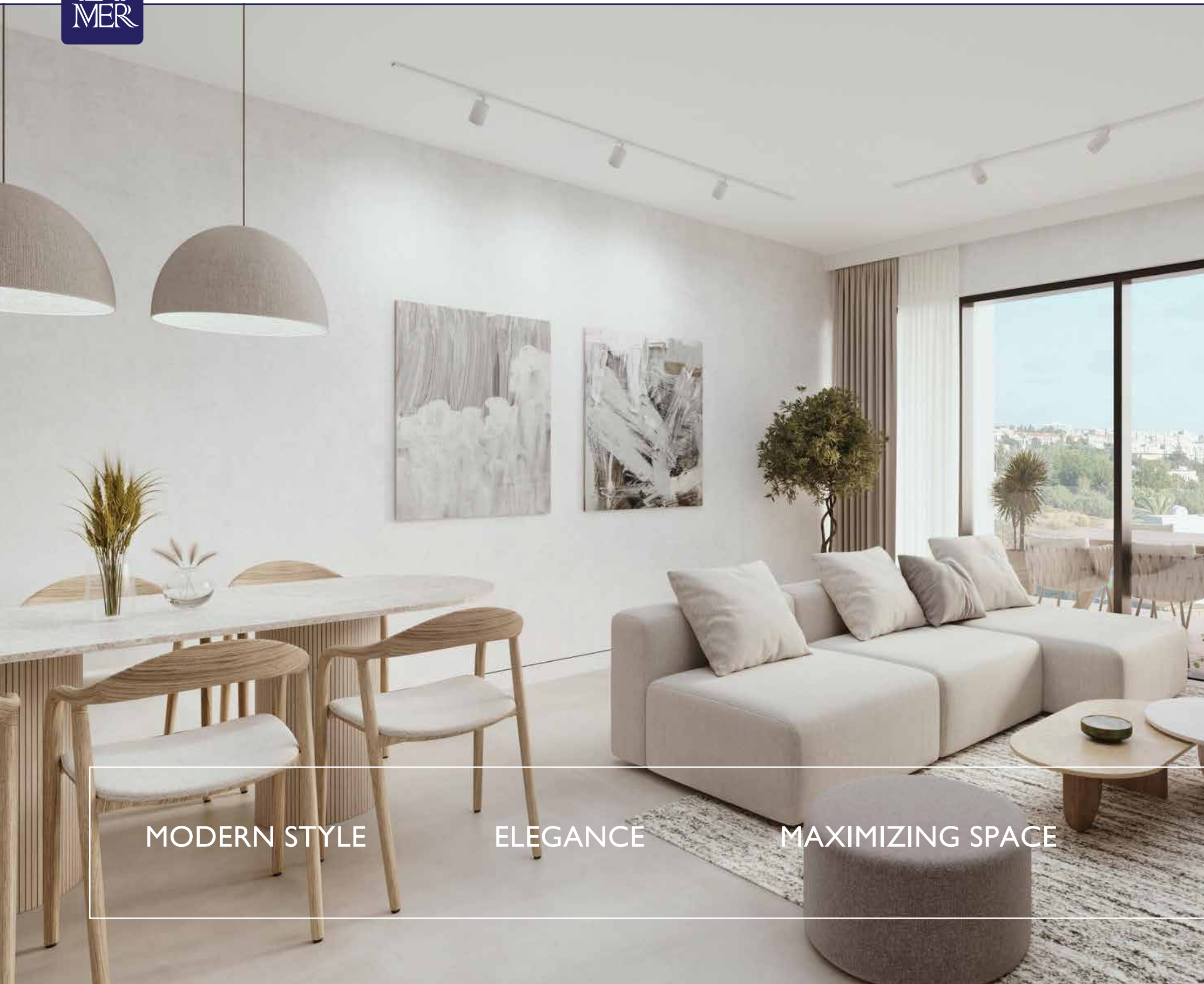
Distance to the supermarket - 300m

Distance to the Venus Sandy Beach - 500m

Distance to the bus stop - 150m



LIVING EXPERIENCE



MODERN STYLE

ELEGANCE

MAXIMIZING SPACE



CHOOSING LA MER

LA MER features 16 thoughtfully designed apartments over three floors, offering a selection of 1- and 2-bedroom residences. Each apartment combines modern style with elegance, maximizing space and comfort.

The development is seamlessly integrated with the green area to the northwest and includes beautifully landscaped gardens with sustainable plants. LA MER also boasts a stylish lobby area, designed to welcome residents and guests, fully equipped with disabled access to ensure inclusivity for all. Additional amenities include a communal pool and a well-equipped gym, providing both leisure and fitness options for residents.

PROJECT AMENITIES

COMMUNAL POOL

GYM

RESIDENCE LOBBY AREA

PARKING SPACES

STORAGE ROOMS





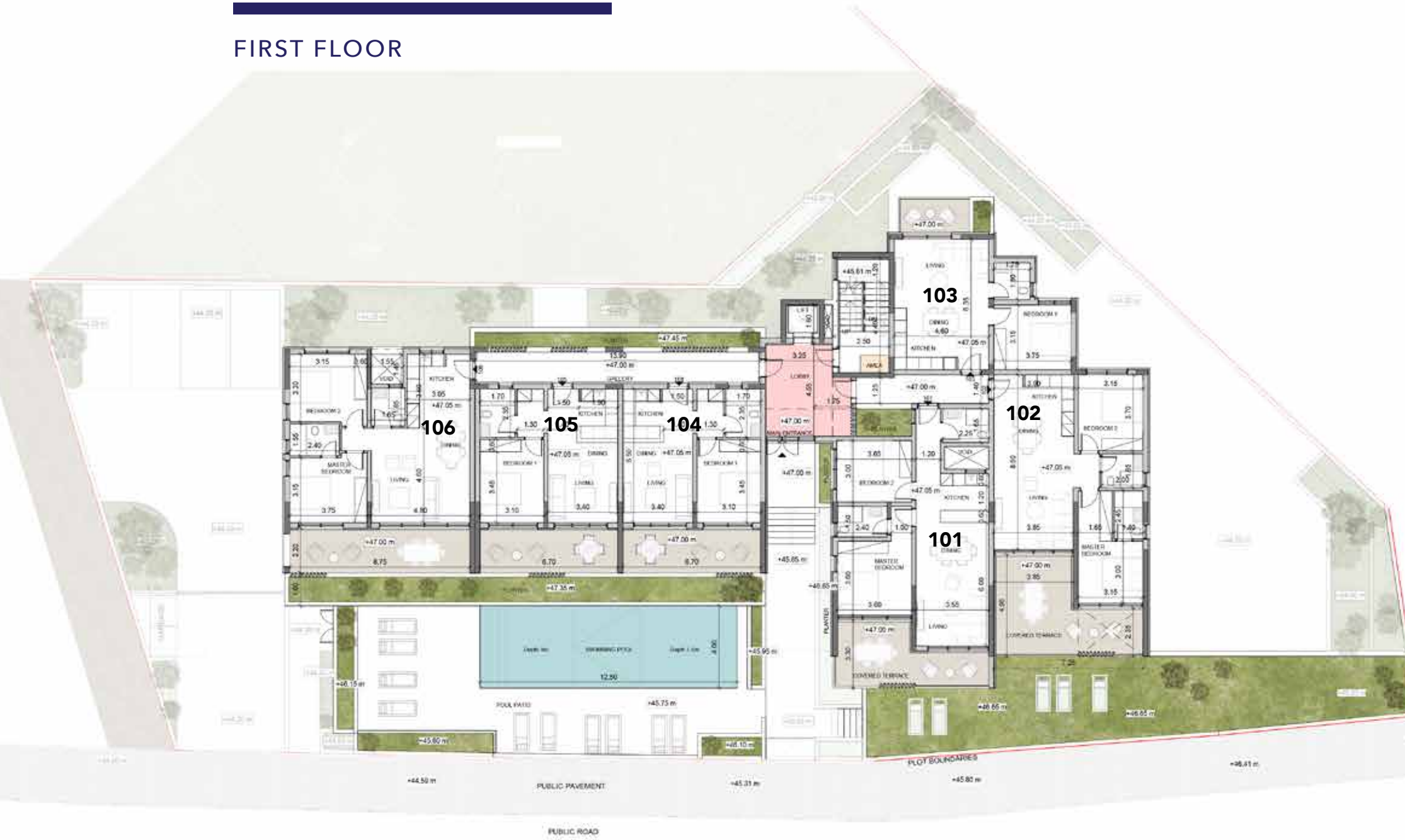


LA MER

GROUND FLOOR

LA MER

FIRST FLOOR



101 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm
 COVERED VERANDA: 20 sqm
 STORE ROOM: 1
 UNCOVERED PARKING: 1
TOTAL COVERED AREA: 97 sqm

102 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm
 COVERED VERANDA: 23 sqm
 UNCOVERED VERANDA: 5 sqm
 STORE ROOM: 1
 UNCOVERED PARKING: 1
TOTAL COVERED AREA: 100 sqm

103 APARTMENT

1 BEDROOM 1 BATHROOM

LIVING AREA: 50 sqm
 COVERED VERANDA: 6 sqm
 UNCOVERED PARKING: 1
TOTAL COVERED AREA: 56 sqm

104 APARTMENT

1 BEDROOM 1 BATHROOM

LIVING AREA: 50 sqm
 COVERED VERANDA: 16 sqm
 UNCOVERED PARKING: 1
TOTAL COVERED AREA: 66 sqm

105 APARTMENT

1 BEDROOM 1 BATHROOM

LIVING AREA: 50 sqm
 COVERED VERANDA: 16 sqm
 STORE ROOM: 1
 UNCOVERED PARKING: 1
TOTAL COVERED AREA: 66 sqm

106 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm
 COVERED VERANDA: 20 sqm
 STORE ROOM: 1
 UNCOVERED PARKING: 1
TOTAL COVERED AREA: 97 sqm





201 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA:	77 sqm
COVERED VERANDA:	22 sqm
STORE ROOM:	1
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	99 sqm

202 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA:	77 sqm
COVERED VERANDA:	22 sqm
STORE ROOM:	1
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	99 sqm

203 APARTMENT

1 BEDROOM 1 BATHROOM

LIVING AREA:	50 sqm
COVERED VERANDA:	6 sqm
STORE ROOM:	1
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	56 sqm

204 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA:	77 sqm
COVERED VERANDA:	16 sqm
UNCOVERED VERANDA:	15 sqm
STORE ROOM:	1
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	93 sqm

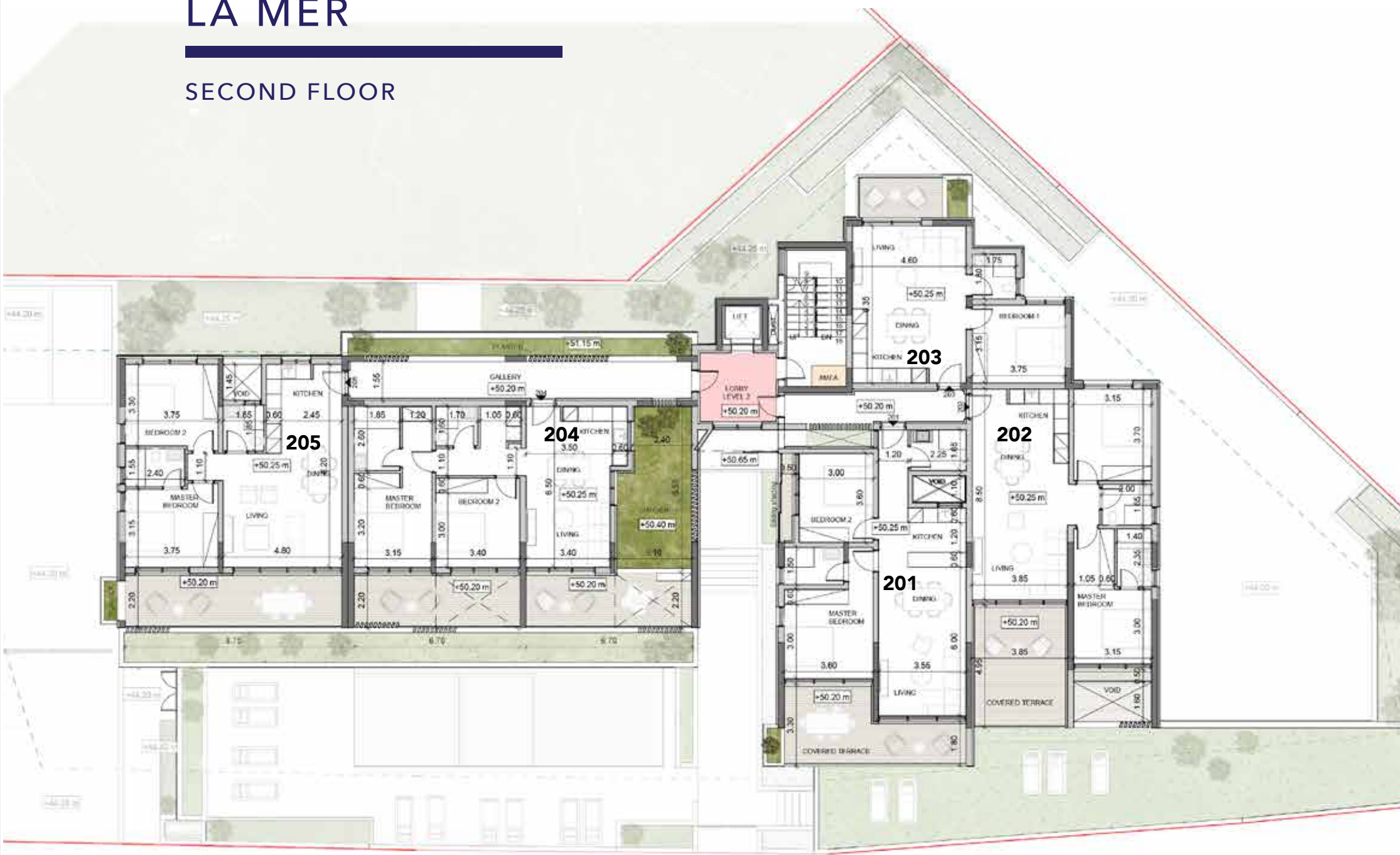
205 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA:	77 sqm
COVERED VERANDA:	20 sqm
STORE ROOM:	1
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	97 sqm

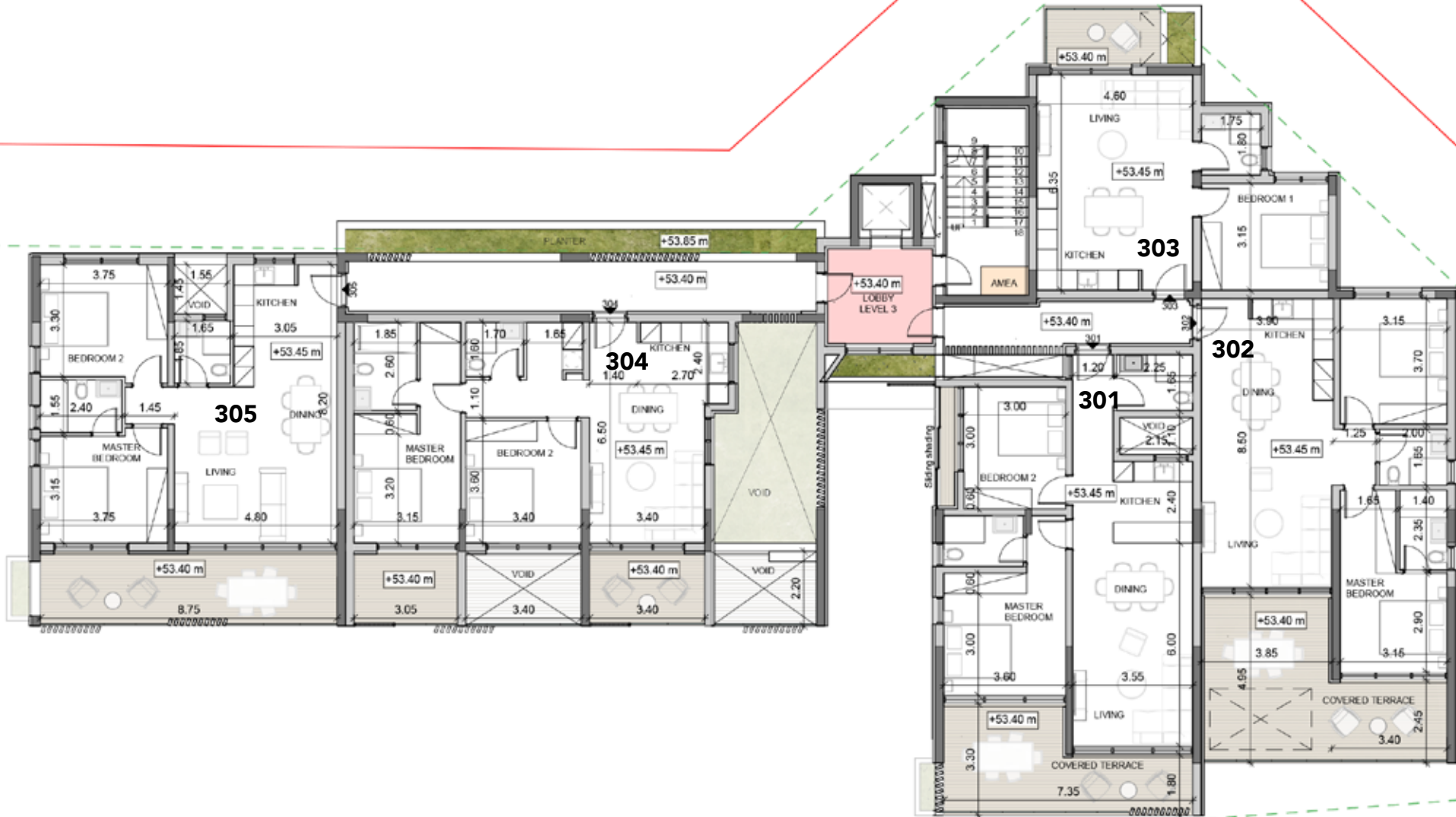
LA MER

SECOND FLOOR



LA MER

THIRD FLOOR



301 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm

COVERED VERANDA: 20 sqm

STORE ROOM: 1

UNCOVERED PARKING: 1

TOTAL COVERED AREA: 97 sqm

302 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm

COVERED VERANDA: 29 sqm

STORE ROOM: 1

UNCOVERED PARKING: 1

TOTAL COVERED AREA: 106 sqm



303 APARTMENT

1 BEDROOM 1 BATHROOM

LIVING AREA: 50 sqm

COVERED VERANDA: 6 sqm

STORE ROOM: 1

UNCOVERED PARKING: 1

TOTAL COVERED AREA: 56 sqm

304 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm

COVERED VERANDA: 28 sqm

STORE ROOM: 1

UNCOVERED PARKING: 1

TOTAL COVERED AREA: 105 sqm

305 APARTMENT

2 BEDROOMS 2 BATHROOMS

LIVING AREA: 77 sqm

COVERED VERANDA: 20 sqm

STORE ROOM: 1

UNCOVERED PARKING: 1

TOTAL COVERED AREA: 97 sqm



LA MER

GENERAL PALETTE



WOODEN CLADD
BUILDING VOLUMES



OPEN SPACES WITH
MINIMAL ELEMENTS



WARDROBES IN LIGHT
GREY MELAMINE FLOOR
TO CEILING DOORS



WHITE SUNSTONE LOOK
FLOORINGS



SNOW WHITE GLOSS

LAPIS



MINIMAL HIGH CONTRAST
DESIGN KITCHEN



FLOOR TILE

FEATURE WALL TILE



BUILT WALK IN SHOWER WITH
GLASS SHOWER SCREEN



NEUTRAL TONE KITCHEN WITH
CABINETS AND HIGH UNITS



SPECIFICATIONS

ENERGY PERFORMANCE A



BUILT-IN KITCHEN

- Custom made design from Italy or local carpenter
- Techno granite worktop and backsplash
- Single sink formed seamlessly with work surface
- Provisions for hob, oven, re-circulating hood, washing machine, dishwasher, refrigerator. Appliances are not included

MIXERS & ACCESSORIES

- Bath and Shower mixers
- Wash basin mixer
- Chrome bathroom/shower accessories including towel hook, paper roll holder and provision for heated towel rail.
- Kitchen sink mixer 3 way

SANITARY WARE

- Bathtub
- Custom made shower tray with anti-slip treaded tiles
- Shower screen
- Wall-mounted WC pan with concealed cistern
- Washbasin

HEATING AND COOLING SYSTEMS

- Concealed units in all areas (VRV System)
- Underfloor Heating

BUILT-IN BEDROOM WARDROBES

- Custom made design from Italy or local carpenter



- All interior images are used for marketing purposes.
- Some items shown might be at an additional cost.

- 3D images subject to Planning Permit additions (if any).
- Interior 3D images subject to the availabilities and choice of the Client.



