



KYPSELI RESIDENCE

GENERAL SPECIFICATIONS

Modern apartments located near the Metropolis Larnaca Mall. The project is due to be delivered in 2026.

These spacious apartments designed with both comfort and style, incorporate energy-efficient building materials.



01_STRUCTURE

Residential block with reinforced concrete structure according to Eurocodes and Cyprus norms (anti-seismic design).

02_MASONRY

Thermo-insulated hollow brick walls are 25cm width for external and 10cm width for internal walls. Three layers of mortar for the inside surface and painted with 3 coats.

03_EXTERIOR FINISHING

For insulation purposes, a certified system of 8cm polystyrene panels will be installed throughout the external walls according to the specifications.

04_ALUMINIUM WORKS

Thermo-insulated and double-glazed sliding and/or opening doors and windows according to Cyprus energy efficiency regulations.

05_PLUMBING

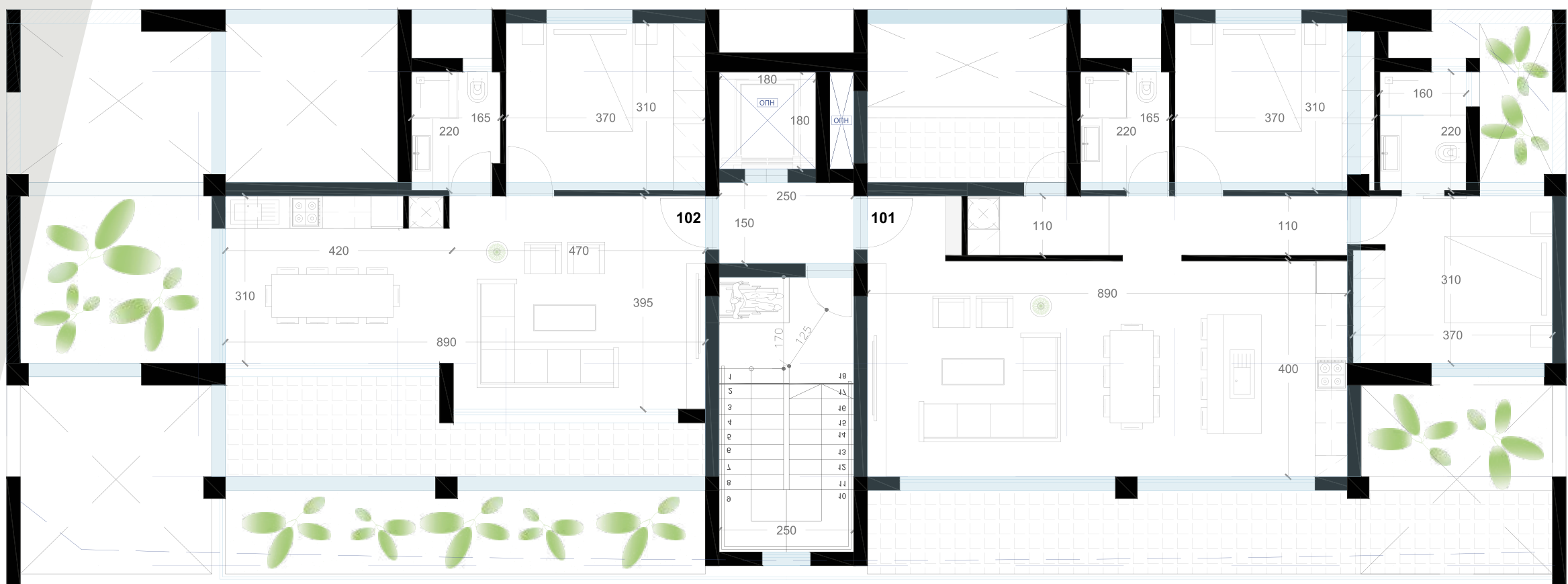
PRP piping from roof to manifold and pipe-in pipe from manifold to sanitary fittings. Solar system with 150L for 2 bedrooms, 90L for 1 bedroom. Boiler also electrically. PVC water tank of 1000L capacity with pressurized system.

06_ELECTRICAL WORKS

All wiring and points are according to the electrical engineer's study and the 17th edition of E.A.C. Motion sensors inside and outside the building and security access key to each unit.



1st_FLOOR



FLAT 101

89.2 sq.m internal
24.7 sq.m balconies



2 bed

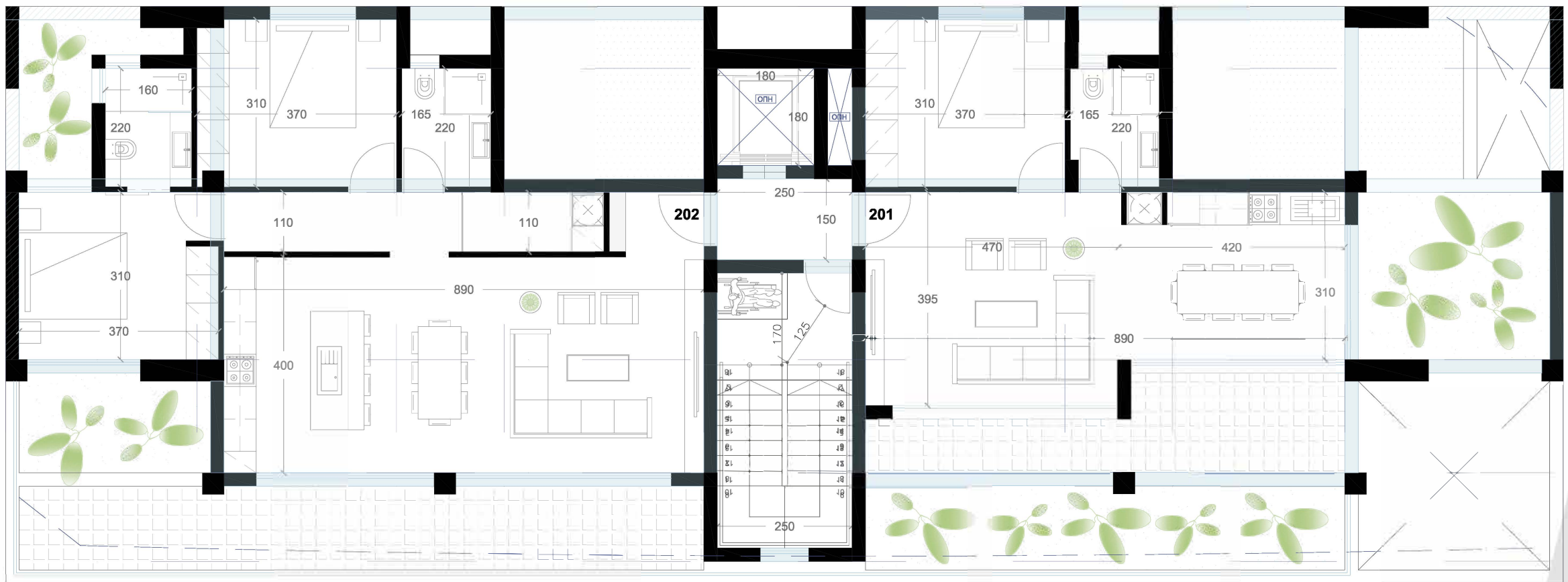
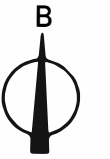
FLAT 102

55.7 sq.m internal
12.2 sq.m balconies



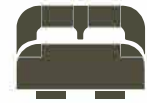
1 bed

2nd_FLOOR



FLAT 201

55.7 sq.m internal
12.2 sq.m balconies



1 bed

FLAT 202

89.2 sq.m internal
24.7 sq.m balconies



2 bed

3rd_FLOOR



FLAT 301

101.5 sq.m internal
22 sq.m balconies



3 bed

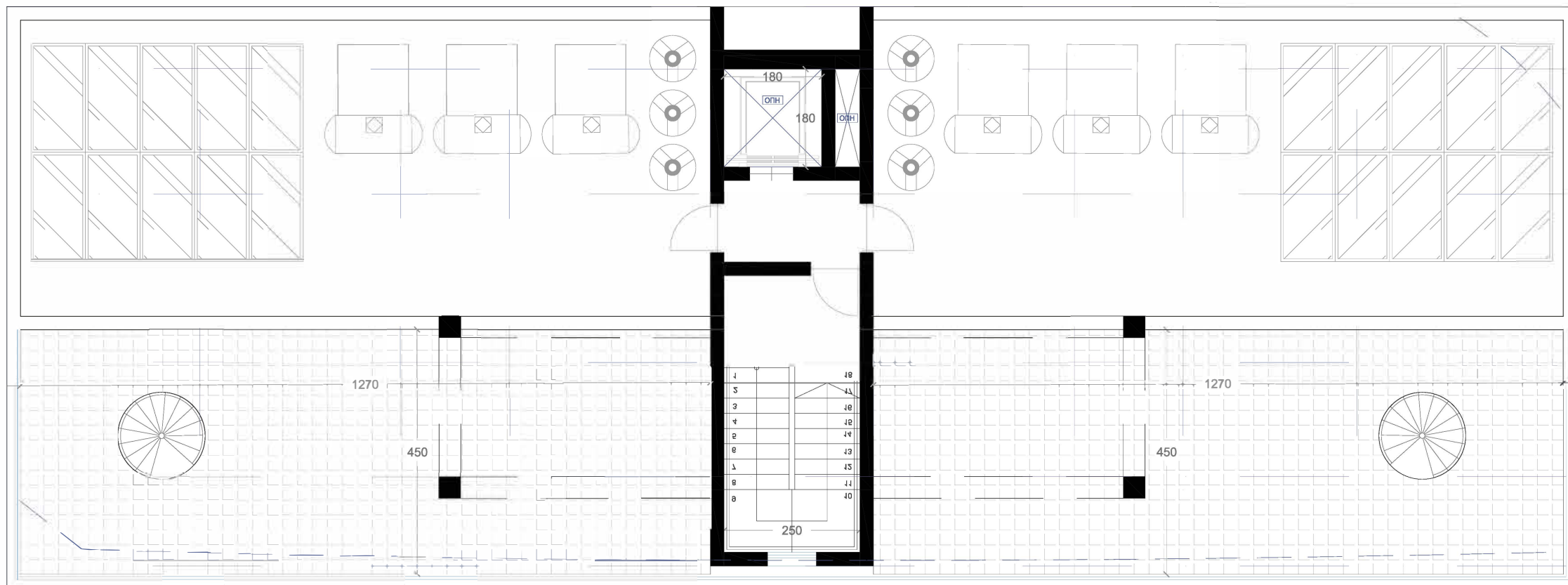
FLAT 302

101.5 sq.m internal
22 sq.m balconies



3 bed

ROOF PENTHOUSE APARTMENT



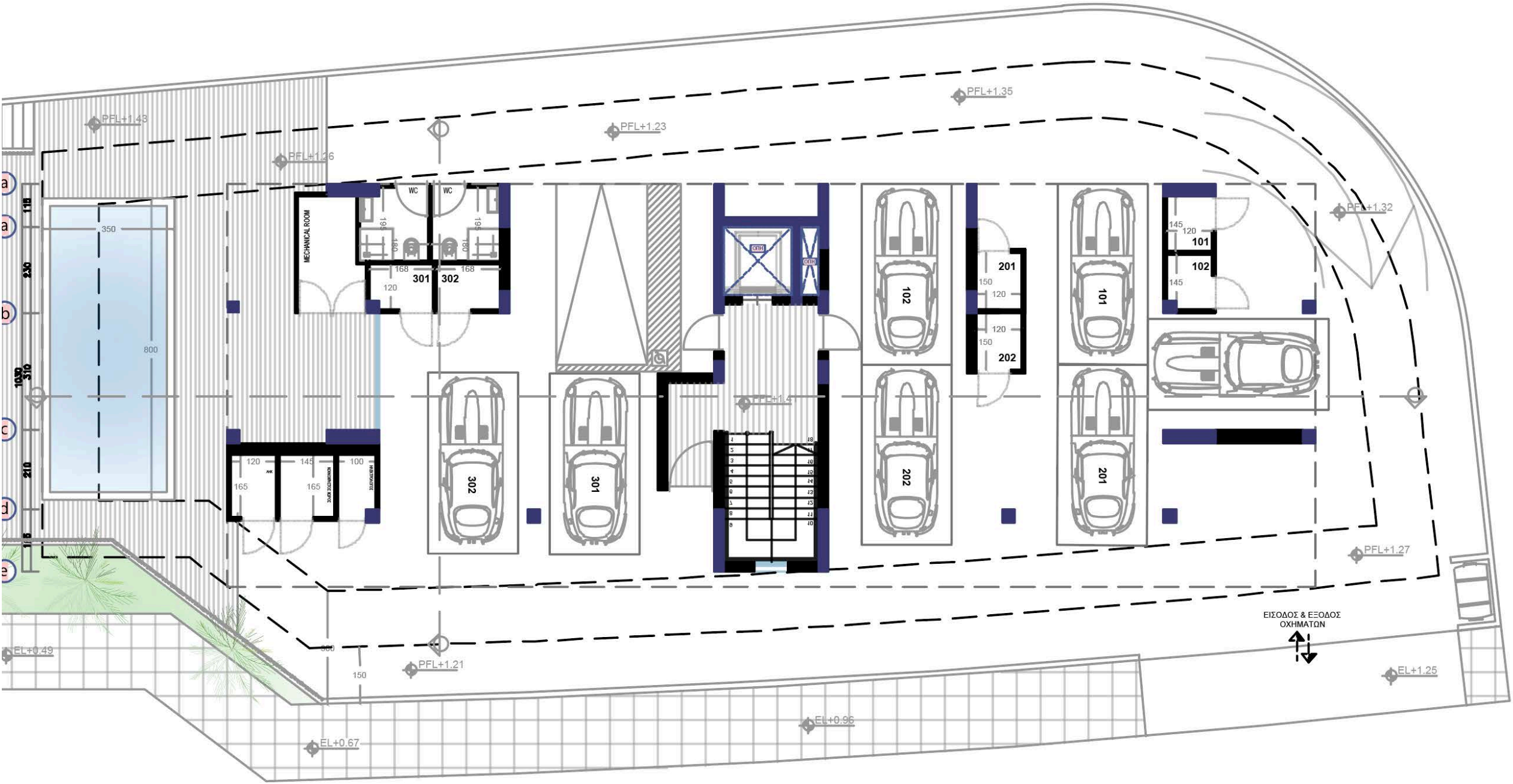
Roof garden facility is available only for the apartments located on the third floor (301 & 302).

Large space with covered and uncovered area to be used either as barbecue area or for any other reason you may wish.



COMMON POOL AREA

Our residence offers a well-designed communal pool area that serves as a pleasant retreat for residents. It includes the swimming pool itself, surrounding deck with sun loungers, and convenient amenities such as changing rooms, restrooms, and a small patio area—providing a comfortable space to relax, refresh, and connect with neighbors.





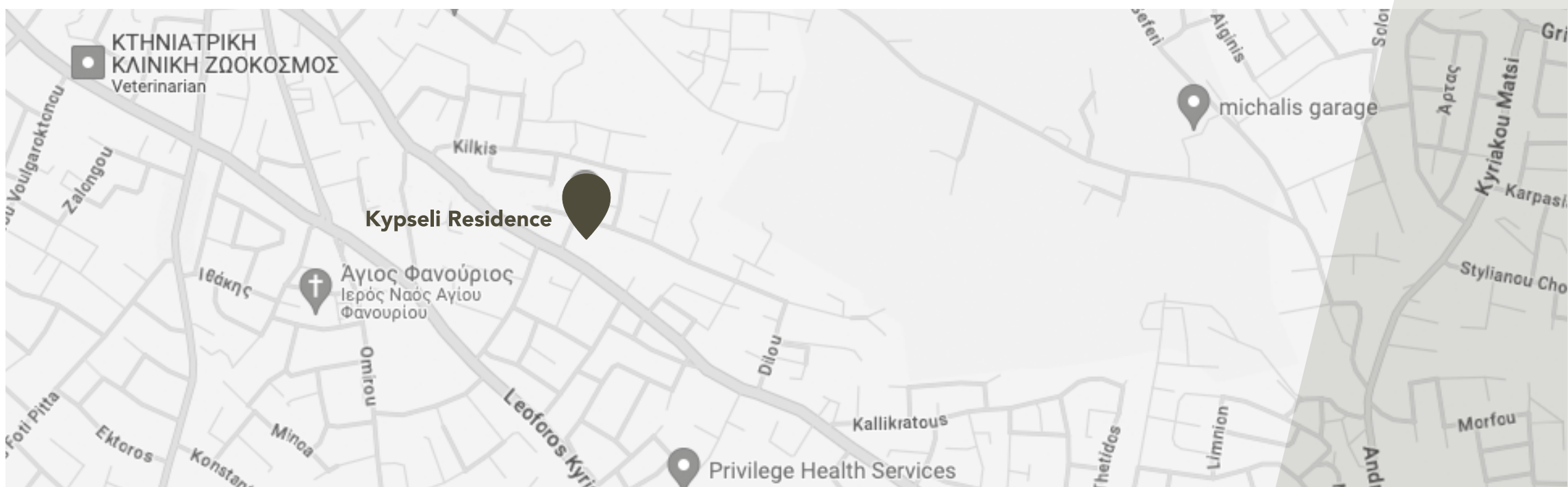


LOCATION

Kypseli Residence is located in a very quiet and good location.

It has many amenities nearby, as school, shops, restaurants. It just 1km from Metropolis Mall and 4km from New Larnaca Marina and Larnaca International Airport.

Aradippou, 7104, Larnaca, Cyprus



Situated in prime location



Best Quality materials



Energy saving building









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