

ELEVATE

PREMIUM APARTMENTS

COASTAL URBAN  
**LIVING**



LIVE  
ELEVATED

MINIMAL.SMART.  
TIMELESS

# ELEVATE PREMIUM APARTMENTS

Just 800 meters from the sea, in one of Larnaca's fastest-growing neighbourhoods, Elevate Premium Apartments redefines the concept of coastal urban living.

Located in the popular Land of Tomorrow district, a hotspot that has attracted millions in investments over recent years, the area is set to experience even further growth with landmark developments on the horizon.

Elevate Premium Apartments is a boutique, four-story residential development offering one-, two-, and three-bedroom apartments. Each home is distinguished by its modern architecture, refined aesthetics, and functional layouts, designed to enhance everyday living.

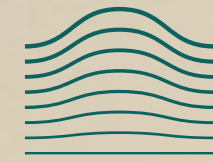
Spacious balconies with sea or city views elevate the Mediterranean lifestyle, while penthouses with roof gardens and unobstructed sea views turn every day into a holiday experience.

A landmark of contemporary design, Elevate Premium Apartments surpasses expectations. Its carefully planned floor plans maximise natural light, ensure privacy, and enhance practical functionality for residents.

Built with high-quality materials, a focus on sustainability, and adherence to the highest construction standards, Elevate Premium Apartments carries the signature of an experienced team with a proven track record in delivering premium residential developments. These qualities guarantee both exceptional quality and timely handover to its residents.

Elevate Premium Apartments is more than a residential development; it embodies the coastal urban lifestyle of Larnaca - a city that perfectly blends the Mediterranean way of life with the conveniences of a modern urban environment. With its proximity to the new Marina, the city centre, and local schools, Elevate Premium Apartments is the top choice for both homeownership and investment, offering an unrivaled combination of comfort, style, and long-term value.





ELEVATE  
PREMIUM APARTMENTS

- 15 luxury one-, two-, and three-bedroom apartments
- Green areas
- Energy class A
- Minimal design
- Contemporary chic interior
- Natural light
- Optional solar panel system
- Sea view
- Roof garden
- 800 metres from the sea
- Walking distance from shops and supermarkets
- 4 km from the city centre of Larnaca
- 3 km from Larnaca Marina



COVERED  
AREAS

**50-85m<sup>2</sup>**



COVERED  
VERANDAS

**9-23m<sup>2</sup>**



BEDROOMS

**1-3**



WHERE MINIMAL-SMART DESIGN

# MEETS SEASIDE LIFESTYLE

LUXURY APARTMENTS

## LIFESTYLE

Situated just 800 metres from the sea in Larnaca's rapidly evolving Land of Tomorrow district, Elevate Premium Apartments offers a seamless blend of modern coastal living, convenience, and urban accessibility.

This premium four-storey residential complex comprises elegant one-, two-, and three-bedroom apartments. Its prime location places residents within walking distance of shops, cafés and supermarkets.

## THE FEATURES

Elevate Premium Apartments comprises elegant one-, two-, and three-bedroom apartments, including exclusive penthouses with private roof gardens.

The development combines minimal-smart design with luxurious materials and high-quality finishes throughout. Spacious layouts maximise natural light, ensure privacy, and provide a seamless flow between living areas and outdoor spaces.



## THE INTERIOR

Each apartment at Elevate Premium Apartments is designed with a minimal-smart interior philosophy, prioritising simplicity, light, and functionality.

Open-plan living, dining, and kitchen areas create a seamless connection between interior and exterior, while large verandas offer panoramic views of the sea or city. Penthouses elevate the lifestyle further with roof gardens and optional jacuzzis, creating a resort-like ambiance at home.



## PARKING



## FIRST, SECOND & THIRD FLOOR



## FORTH FLOOR



## ROOF GARDEN







# LARNACA – LAND OF TOMORROW AREA

COASTAL LIVING WITH A LIVELY CITY VIBE

Larnaca is a dynamic coastal city in southeastern Cyprus, known for its stunning beaches, lively marina, and rich cultural heritage. It combines modern living with excellent transport links and a relaxed seaside lifestyle.



#### **The Land of Tomorrow district**

is one of Larnaca's fastest-growing coastal zones, stretching along the scenic Larnaca -Dhekelia seafront.



#### **The neighbourhood is surrounded**

by shops, supermarkets, cafés, restaurants, and leisure venues, offering residents convenience and comfort in everyday life.



#### **Set on the seafront and surrounded by green spaces,**

the area combines coastal living with the convenience of being only minutes from the city centre.



#### **Within short distance are several**

private and public schools, as well as hospitals and medical centres, ensuring easy access to essential services for families.



#### **This fast-developing community**

hosts numerous new residential and mixed-use projects, ensuring a high quality of life and a vibrant seaside atmosphere.



#### **Another key advantage is its proximity**

just 30 minutes-to the popular resort towns of Ayia Napa and Protaras, Cyprus's most vibrant coastal destinations.

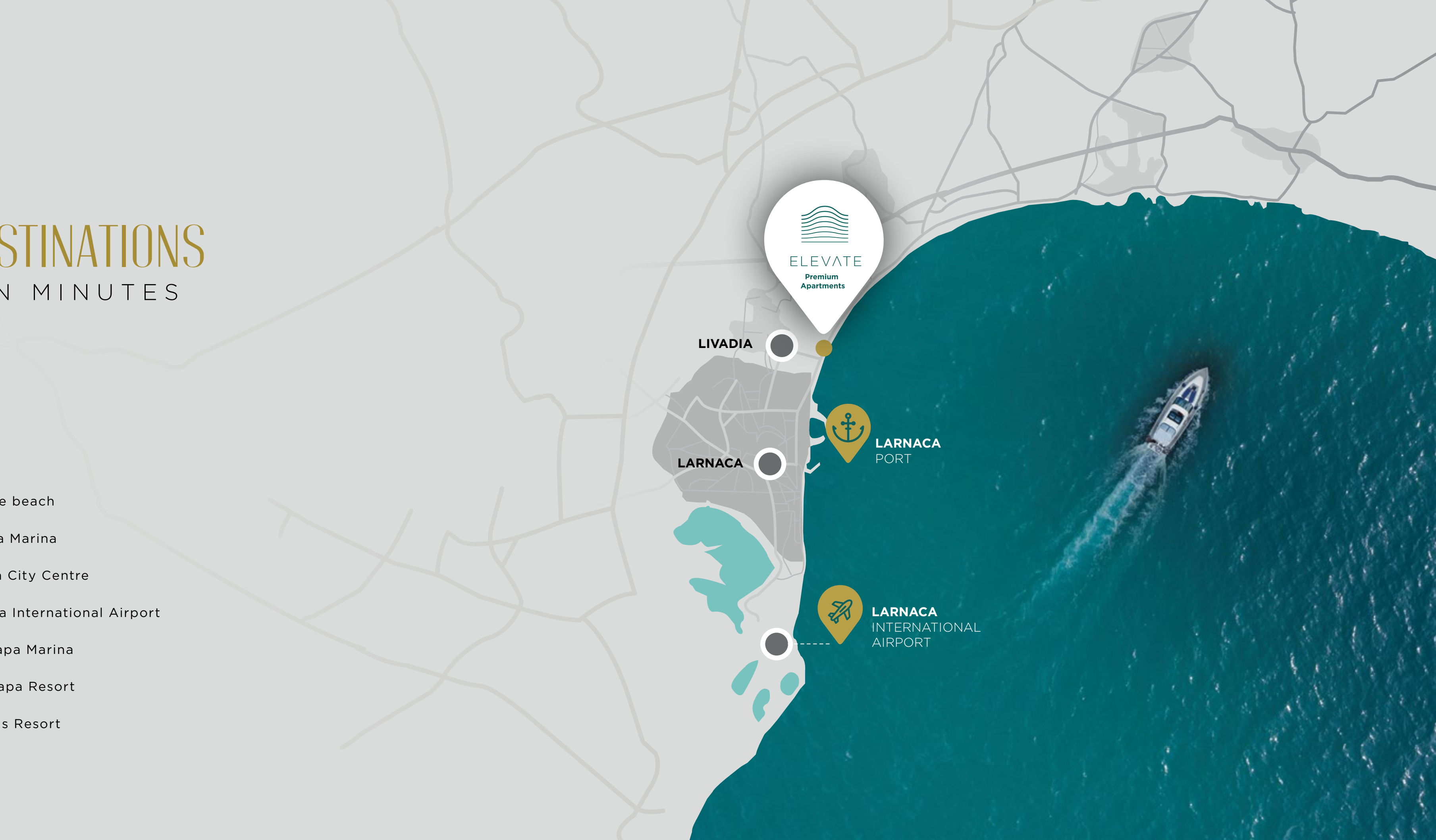


#### **Located near Larnaca's new marina,**

it provides direct access to major highways and the international airport.

# KEY DESTINATIONS WITHIN MINUTES

- | **1min** — From the beach
- | **10min** — Larnaca Marina
- | **17min** — Larnaca City Centre
- | **20min** — Larnaca International Airport
- | **27min** — Ayia Napa Marina
- | **30min** — Ayia Napa Resort
- | **35min** — Protaras Resort



# WHY TO INVEST IN ELEVATE PREMIUM APARTMENTS

## 1 PRIME LOCATION

Just 800 metres from the sea, in one of Larnaca's most rapidly developing areas, Elevate Premium Apartments offers an exceptional coastal urban lifestyle. Located in the prestigious Land of Tomorrow district, it is an ideal choice for both living and investment. With shops, cafés, restaurants, schools, and essential services nearby, residents enjoy the perfect balance of convenience, leisure, and Mediterranean charm.

## 2 EASY ACCESS

Elevate enjoys a strategic location near the beach, with easy access to Larnaca's main roads and essential services. Just minutes from the Marina, city centre, and coastal promenade, and only 20 minutes from the airport, residents can travel and explore the island with ease.

## 3 SEA & CITY VIEW APARTMENTS

The development comprises 15 modern apartments, each offering either a sea view or a city view. Spacious layouts are complemented by large balconies, providing residents with bright, airy living spaces and seamless indoor-outdoor connections.

## 4 SMART INVESTMENT OPPORTUNITY

Elevate Premium Apartment is located in one of Larnaca's most promising growth zones, an area benefiting from multi-million-euro redevelopment plans and ongoing high-value projects. The property offers strong potential for capital appreciation and rental income, whether for short-term or long-term leasing. Suitable for both home owners and investors, Elevate Premium Apartments provides a reliable opportunity to secure value in a rapidly developing district with growing demand.

## 5 DEVELOPER'S EXPERIENCE

Elevate Premium Apartments is developed by an experienced team with a proven track record in delivering premium residential projects.

## 6 CONSTRUCTION COMMITMENT

The developer is committed to maintaining the highest construction standards and completing the project on schedule, providing buyers and investors with confidence and reliability throughout the development process.

## 7 EGO FRIENDLY

The project offers the option to install a photovoltaic system, as it has been designed and built with respect for the environment.

## 8 ALL YEAR SUNSHINE

Enjoy Cyprus's sunny climate with over 300 days of sunshine annually.

## 9 TAX INCENTIVES

Beneficial tax laws in Cyprus for property investors, including low property tax rates.

## 10 RESIDENCY BENEFITS

Investment can lead to residency options in Cyprus, offering direct access to the EU.







Giovani Homes has been building homes for life since 1986, establishing itself as the largest employer on the South East Coast of Cyprus.

With over 5,000 completed homes and more than 100 successful projects, they are a trusted name in the construction industry. Committed to quality and safety, Giovani Homes adheres to ISO standards to ensure safe construction sites.

For those seeking a reliable construction partner, Giovani Homes is dedicated to turning dreams into reality.

**40**

Years of experience

**130+**

Projects

**105**

Projects delivered

**22**

Projects under development

**5.000+**

Residential units delivered





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