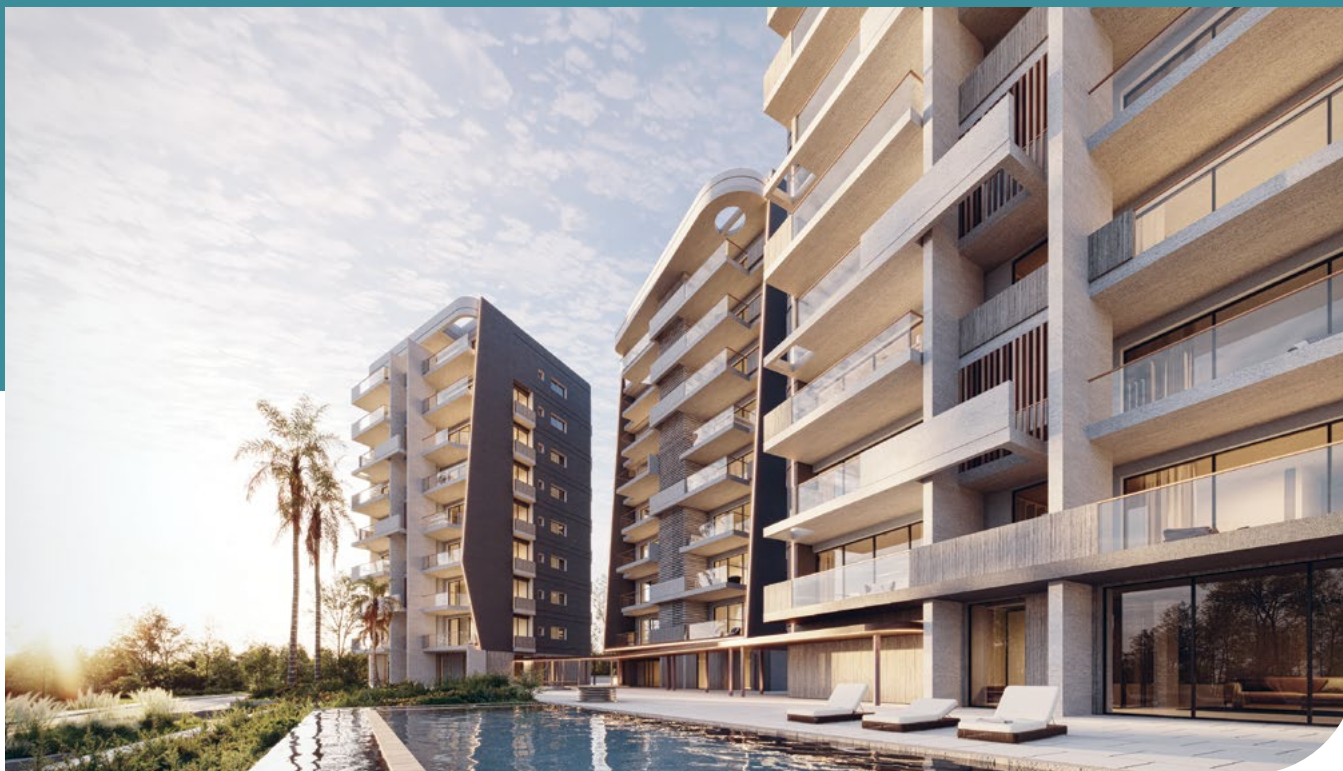




# AURA

RESIDENCES

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LARNACA, CYPRUS

# AURA

RESIDENCES

feel connected to everywhere



Discover Aura Residences  
today and embark on  
a remarkable journey  
of luxury living by the sea



# AURA

## RESIDENCES

THE SEASIDE HAVEN YOU'VE BEEN LOOKING FOR

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At Aura Residences, we believe that every aspect of your living experience should be extraordinary. With our commitment to quality, attention to detail, and breathtaking surroundings, we invite you to experience the epitome of seaside living in Larnaca. Embrace the tranquil atmosphere, revel in the panoramic views, and create lasting memories in a place you can truly call home.

Aura Residences is an exquisite residential project nestled in the vibrant McKenzie area of Larnaca. With three modern buildings, each boasting eight floors, this development is designed to offer residents a perfect blend of comfort, style, and breathtaking views. Set against the stunning backdrop of the sea and the serene salt-lake, Aura Residences presents an idyllic living experience for those seeking tranquility and luxury in equal measure.

### Unparalleled Views

Prepare to be captivated by the mesmerizing vistas that surround Aura Residences. From the comfort of your home, gaze upon the azure waters of the Mediterranean Sea stretching out as far as the eye can see. The nearby salt lake adds to the charm of the scenery, creating a unique ambiance that is both calming and inspiring. With nature's beauty at your doorstep, every day feels like a retreat.

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# LARNACA

## a city of hidden gems

Situated on the island's south-east coast and home to the island's primary airport, Larnaca is the most connected city in Cyprus; situated conveniently at almost equal distances to Limassol, Nicosia and the popular Ammochostos district, the city is the ideal hub for people who like to travel around.





Popular points of interest are the famous Finikoudes Promenade and Mackenzie Beach, both areas offer vast options for eating out, a wide sandy beach with full amenities and are connected via the newly constructed Piale Pasha Promenade. To the east of the Finikoudes Promenade, you will find the Larnaca Marina, home to small yachts and boats and further on, Larnaca Harbor, which is a port of call for cruise ships travelling into the Mediterranean from the east.

Nature and wildlife lovers will be fascinated by the Larnaca Salt Lake, which is situated to the west of the city and is just a few minutes' walk from Aura Residences. The Salt Lake is a wonderful spot to see the flamingoes that migrate to Cyprus in the winter months and it is one of the best places to see the sunset on the island.

Larnaca has a rich history, it is the city of Greek Philosopher Zenon and lies on the grounds of Ancient City-Kingdom of

Kition (13th Century). Further historical landmarks are Larnaca Castle (12th Century), beautifully situated on the coastline between Piale Pasha Promenade and the Finikoudes Promenade; the Kamares Aquaduct (17th Century) to the west of the city; the Mosque Hala Sultan Tekke (18th Century) that adorns the Salt Lake horizon and the Church of St. Lazarus (late 9th Century) built by Emperor Leo above the tomb of Lazarus in the heart of the city.

Larnaca is also home to a large selection of museums and other cultural places, as well as being famous for the Kataklysmos Festival – the festival of the Flood – which is celebrated at the start of the summer and is a week of organised events and music with local street food vendors and fun for all the family.

Larnaca is the ideal city for families, young couples and retirees, as the city offers an abundance of entertainment and eating out options for all. Larnaca is rich in shops, unique boutiques,

cafes and bars and there is a brand-new mall which offers an exceptional shopping experience with lots of fun activities for children as well. The lifestyle is casual and relaxed but can be upbeat and with a real urban vibe, especially in the evenings and night time. Access to anywhere in town is just a few minutes from wherever you are, as well as being no more than ten minutes away from the highways to the other cities.

Aura Residences is near Mackenzie Beach and is also walking distance to the city centre. The building complex is situated in between the Piale Pasha Promenade and the Salt Lake with Larnaca International Airport just a mere five minutes' drive away.

# AURA

## Residences

### Live in a Prime Location

Situated in the highly sought-after McKenzie area, Aura Residences places you at the heart of everything Larnaca has to offer. Explore the vibrant neighborhood and discover a wealth of amenities, including trendy cafes, fine dining restaurants, boutique shops, and entertainment venues. The renowned McKenzie beach is just a short stroll away, inviting you to indulge in sun-soaked relaxation or engage in a variety of water sports. With easy access to major transportation routes, Aura Residences ensures that you are well-connected to the city and beyond.



LARNACA SALT LAKE

PALE PASA

MACKENZIE  
BEACH

<  
**10Km**  
TO LARNACA  
AIRPORT



PATTICHEIO PARK

ARTEMIDOS

KOTZA TEPE

FANEROMENIS

ERMOU

ARCH. MAKARIOU III

SPYROU KYPRIANOY

TOWARDS  
NICOSIA &  
LIMASSOL

TOWARDS  
AYIA NAPA &  
PROTARAS

AURA  
RESIDENCES

ALTHEA

ATLANTIS

PIALE PASA PROMENADE

FINIKOUES  
PROMENADE

LARNACA MARINA

LARNACA MAIN HARBOR

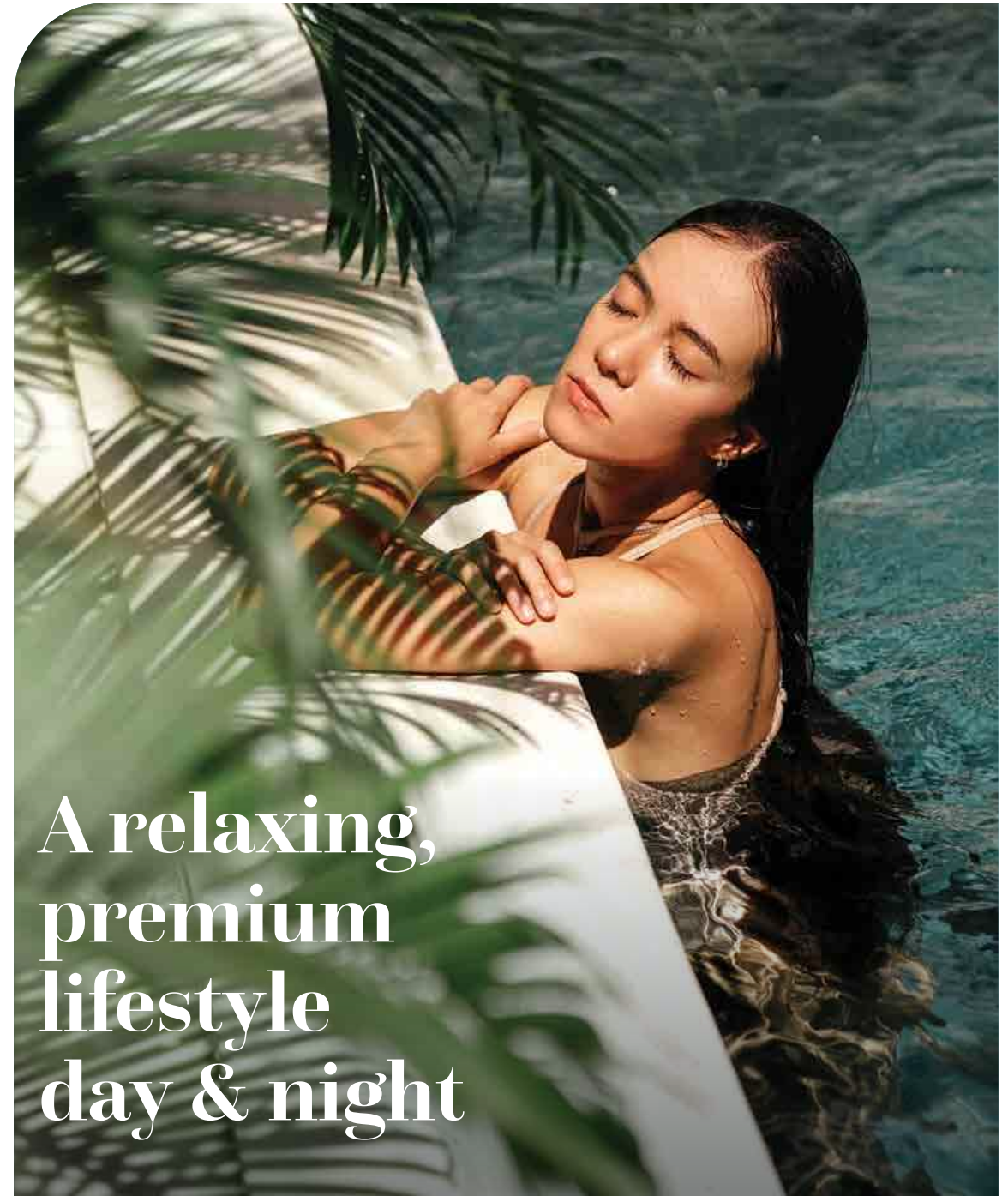
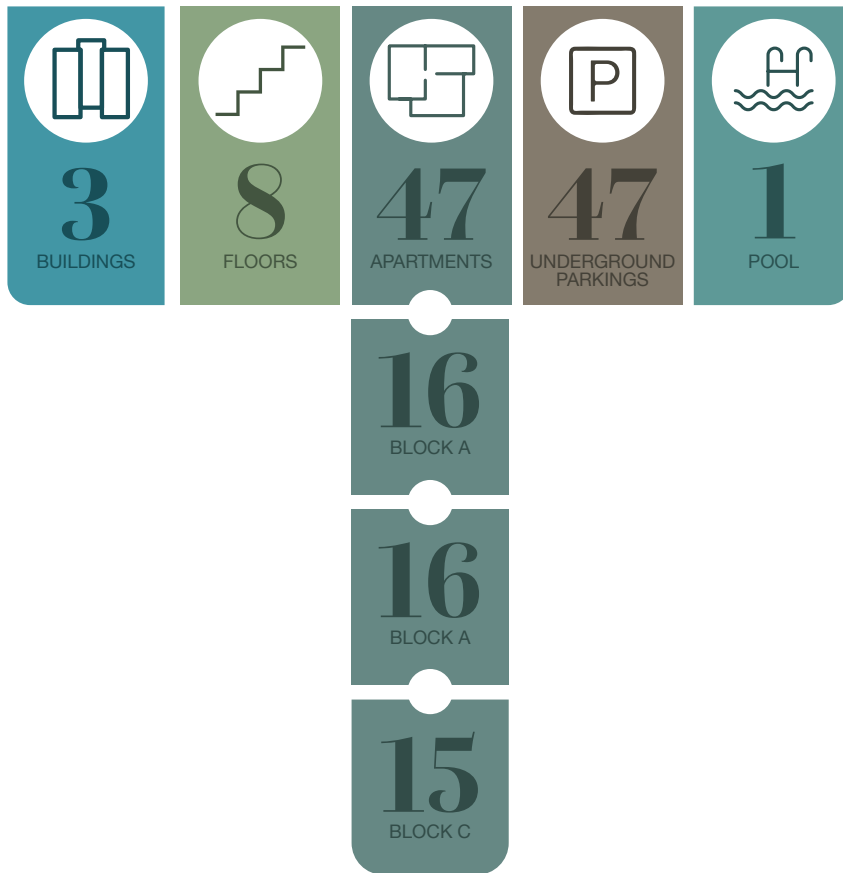
MEDITERRANEAN SEA

[SEE LOCATION ONLINE](#)

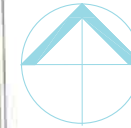
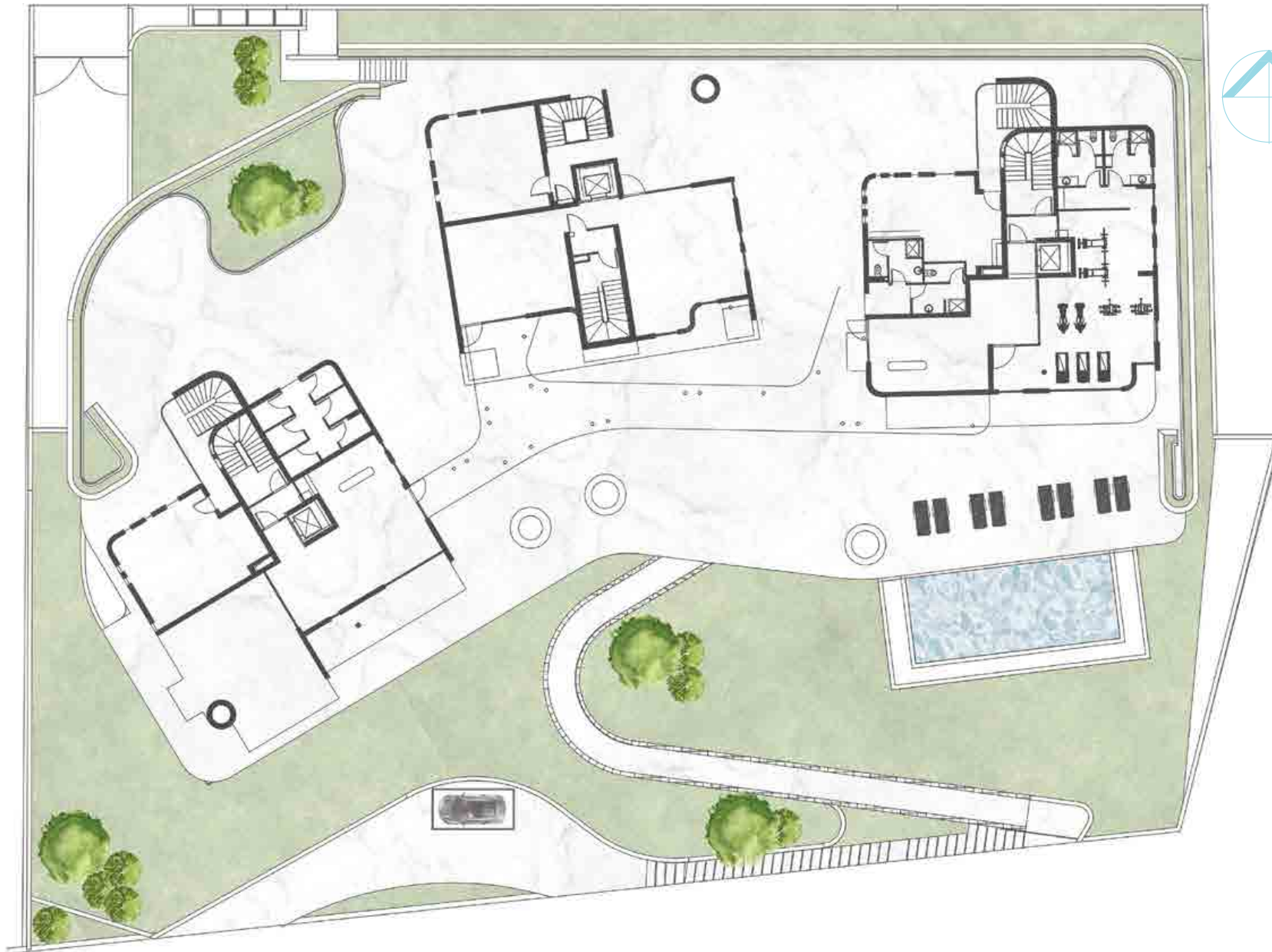


# AURA

in numbers



A relaxing,  
premium  
lifestyle  
day & night



Ground Floor



## Basement Parking



Floor Plans



B



A



C

| APARTMENT | BEDS | BATHS | INTERNAL COVERED AREA | COVERED TERRACES | UNCOVERED TERRACES | COMMON AREA    | TOTAL COVERED AREA |
|-----------|------|-------|-----------------------|------------------|--------------------|----------------|--------------------|
|           |      |       | m <sup>2</sup>        | m <sup>2</sup>   | m <sup>3</sup>     | m <sup>2</sup> | m <sup>2</sup>     |
| A101      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A102      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| A201      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A202      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| A301      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A302      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| A401      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A402      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| A501      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A502      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| A601      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A602      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| A701      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A702      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| B101      | 2    | 2     | 85                    | 26               | -                  | 12             | 123                |
| B102      | 2    | 2     | 85                    | 23               | 3                  | 12             | 120                |
| B201      | 2    | 2     | 85                    | 22               | 3                  | 12             | 119                |
| B202      | 2    | 2     | 85                    | 23               | -                  | 12             | 120                |
| B301      | 2    | 2     | 85                    | 22               |                    | 12             | 119                |
| B302      | 2    | 2     | 85                    | 23               | 3                  | 12             | 120                |
| B401      | 2    | 2     | 85                    | 22               | 3                  | 12             | 119                |
| B402      | 2    | 2     | 85                    | 23               |                    | 12             | 120                |

| APARTMENT | BEDS | BATHS | INTERNAL COVERED AREA | COVERED TERRACES | UNCOVERED TERRACES | COMMON AREA    | TOTAL COVERED AREA |
|-----------|------|-------|-----------------------|------------------|--------------------|----------------|--------------------|
|           |      |       | m <sup>2</sup>        | m <sup>2</sup>   | m <sup>3</sup>     | m <sup>2</sup> | m <sup>2</sup>     |
| B502      | 2    | 2     | 85                    | 23               | 3                  | 12             | 120                |
| B601      | 2    | 2     | 85                    | 22               | 3                  | 12             | 119                |
| B602      | 2    | 2     | 85                    | 23               |                    | 12             | 120                |
| B701      | 2    | 2     | 85                    | 22               | 3                  | 12             | 119                |
| B702      | 2    | 2     | 85                    | 23               |                    | 12             | 120                |
| C101      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C102      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| C201      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C202      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| C301      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C302      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| C401      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C402      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| C501      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C502      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| C601      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C602      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| C701      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| C702      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |

Level



| APARTMENT | BEDS | BATHS | INTERNAL COVERED AREA | COVERED TERRACES | UNCOVERED TERRACES | COMMON AREA    | TOTAL COVERED AREA |
|-----------|------|-------|-----------------------|------------------|--------------------|----------------|--------------------|
|           |      |       | m <sup>2</sup>        | m <sup>2</sup>   | m <sup>3</sup>     | m <sup>2</sup> | m <sup>2</sup>     |
| A801      | 2    | 2     | 87                    | 25               | 4                  | 14             | 126                |
| A802      | 2    | 2     | 86                    | 23               | 2                  | 14             | 122                |
| B801      | 2    | 2     | 85                    | 23               |                    | 12             | 120                |
| B802      | 2    | 2     | 85                    | 23               |                    | 12             | 120                |
| C801      | 3    | 2     | 116                   | 39               | 58                 | 14             | 168                |



# MODERN living spaces

Aura Residences offers a range of thoughtfully designed living spaces that cater to your every need. Whether you are a young professional, a couple, or a growing family, our spacious apartments are meticulously crafted to ensure comfort, functionality, and aesthetic appeal. Step inside and discover open-concept layouts that maximize natural light and create a seamless flow between rooms. Each residence features high-quality finishes, contemporary fixtures, and a sophisticated design that exudes elegance.



# COMMUNAL amenities

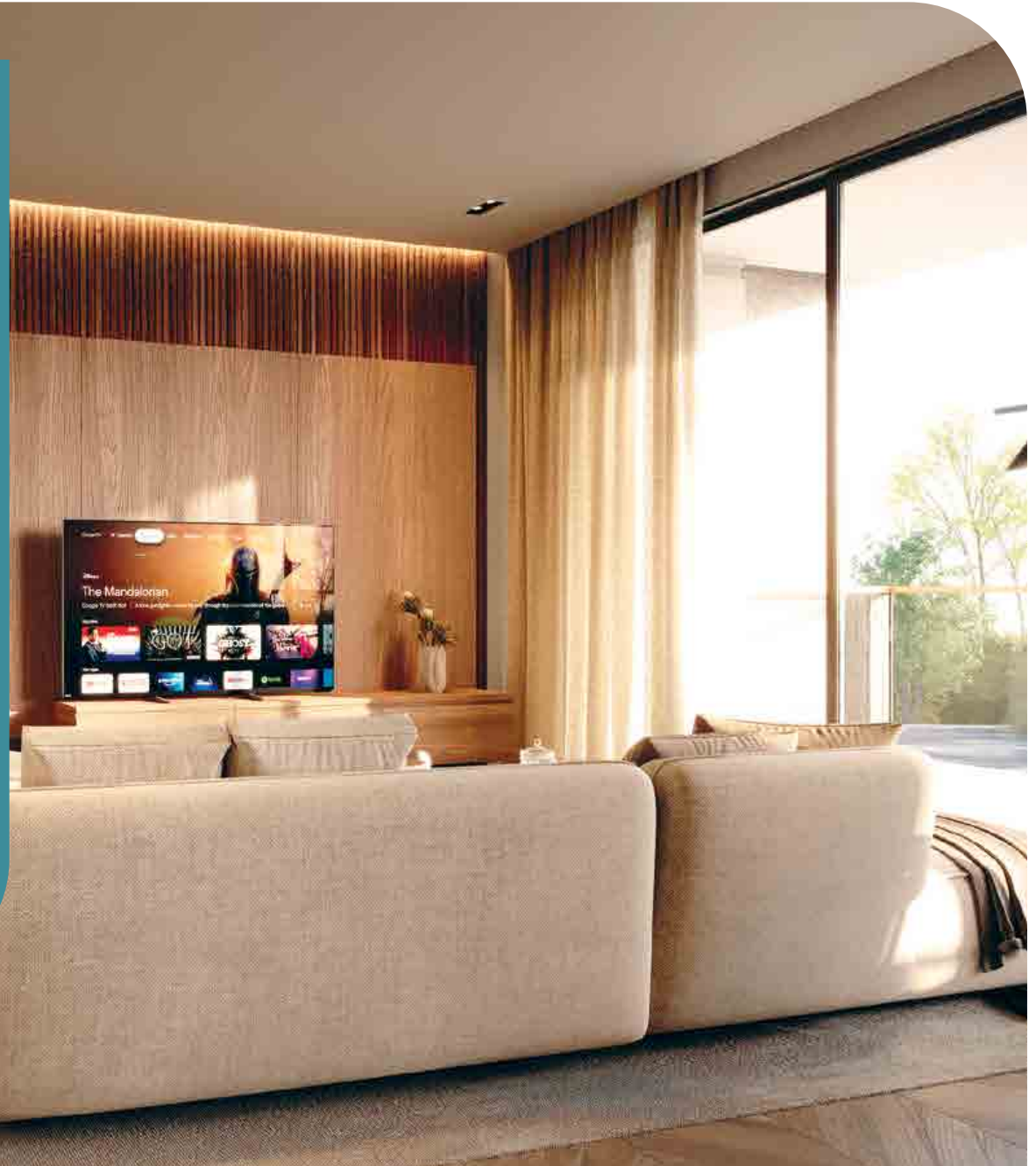
As an Aura Residences resident, you will have access to an array of exceptional communal amenities that enhance your quality of life. Take a refreshing dip in the sparkling communal pool, perfect for unwinding on hot summer days. The meticulously landscaped gardens provide a serene environment where you can relax, rejuvenate, or spend quality time with loved ones. The project also offers convenient parking spaces, ensuring you have a secure spot for your vehicle. Additionally, storage areas are available, allowing you to keep your belongings organized and easily accessible.



# LIVE IN harmony

From level 1 to level 7 all three buildings have 2 spacious and well-designed apartments of 2-bedrooms each. On Level 8, Building C has an expansive 3-bedroom penthouse, while Buildings A and B have 2 more apartments of 2 bedrooms each. In all apartments, the master bedrooms boast an en-suite bathroom. The family areas, living room, dining room and kitchen area are openly planned with a seamless flow onto the large verandas at the front of each apartment where the view is of the stunning sea. South-east facing, the front veranda views are breath-taking throughout the day and night, while the north-west facing bedrooms and their verandas have a view of the Salt Lake and the beautiful sunset every day.

Our architectural designers have paid particular attention to form and detail. The interior materials are contemporary and durable, with high quality flooring and contemporary kitchen designs, making the aesthetic both pleasant, welcoming and above all, easy to maintain.



# TECHNICAL specifications

- Class A' Energy Certificate
- Sound and thermal insulation
- Double-glazed glass
- Provision for EV Charging station
- Fast quiet elevators
- LED Lights
- Technogranite kitchen counters
- High quality flooring
- Security camera at the building's entrance
- Controlled access
- Landscaping in public used areas with plants
- Security door at each apartment
- Photovoltaic panels for common areas
- Spacious reception area with a lounge and concierge desk
- Recreational area for the exclusive use of residents



# ABOUT CYFIELD GROUP

The Cyfield Group is an integrated Group of companies, and one of the key players today in all areas of the Construction industry in Cyprus. The Group operates also in Greece and Egypt.

## **LEADERS IN LAND DEVELOPMENT**

Cyfield's portfolio covers the acquisition of land, design, construction, marketing and sale of a complete range of residential and commercial properties. The Group's activities in this area focus on supplying the local and international demand with housing, from small homes to villas, and from simple apartment buildings to luxury high-rise buildings. Cyfield ensures functional and contemporary design, fast-paced construction, execution and the transfer of title deeds. Furthermore, the Group focuses on the local and international corporate demand and provide commercial projects with high-standard specification and contemporary design.

## **INFRASTRUCTURE & BUILDING PROJECTS**

Numerous and diverse, successfully completed infrastructure projects, include highways and roads, bridges, tunnels, dams, breakwaters, public parks, environmental refuse rehabilitation projects etc. Cyfield has completed the construction of sewerage systems with pumping stations, drainage systems and wastewater treatment plants. Cyfield has invested substantially in the most advanced and specialized construction machinery and equipment that facilitate its highly qualified and experienced technical team to deliver the best results in the shortest time.

## **MANUFACTURING AND PRODUCTION**

The Group integrates all its activities under one structure. Cyfield owns its own quarries from which they get their base materials, cement and asphalt factories that produce the cement and asphalt used in its projects, as well as factories and trading companies producing products used in all construction projects.

## **ENERGY**

Cyfield has built two of photovoltaic parks of capacity range 3MW. The group is currently constructing the first private thermal power plant in Cyprus. The largest infrastructure private project in the country, it aims to satisfy approximately one third of the island's power needs. The company will be involved in many stages of the energy path, from production to end-consumers at competitive prices.

## **COMPANY VALUES**

Cyfield is a family business and by combining the family values with the standards of a sophisticated enterprise the company has developed a distinct corporate culture that gives it its unique competitive edge. The clients' interest is always top priority, coming first for everyone in the company. Furthermore, the Group insists on an individual approach with every client, associate and collaborator. And above all, the Group delivers what it promises, by honouring contractual obligations and being honest advisors to all its clients. This has helped Cyfield build enduring relationships based on high ethical standards and have a good reputation within society.



CYPRUS HEADQUARTERS

132 Limassol Avenue,  
2015 NICOSIA  
Tel: +35722427230  
Fax: +35722495203

GREECE OFFICE

22 Katechaki Avenue,  
11525 ATHENS  
Tel: +302106754292  
Fax: +302106754293

EGYPT OFFICE

124 Othman Ibn Affan Street,  
Office 62, Heliopolis, CAIRO  
Tel: +20227744004  
Fax: +20227744001

Freephone: 80005757

[www.cyfieldgroup.com](http://www.cyfieldgroup.com)

[sales@cyfieldgroup.com](mailto:sales@cyfieldgroup.com)

