



# NADDAF CONSTRUCTION

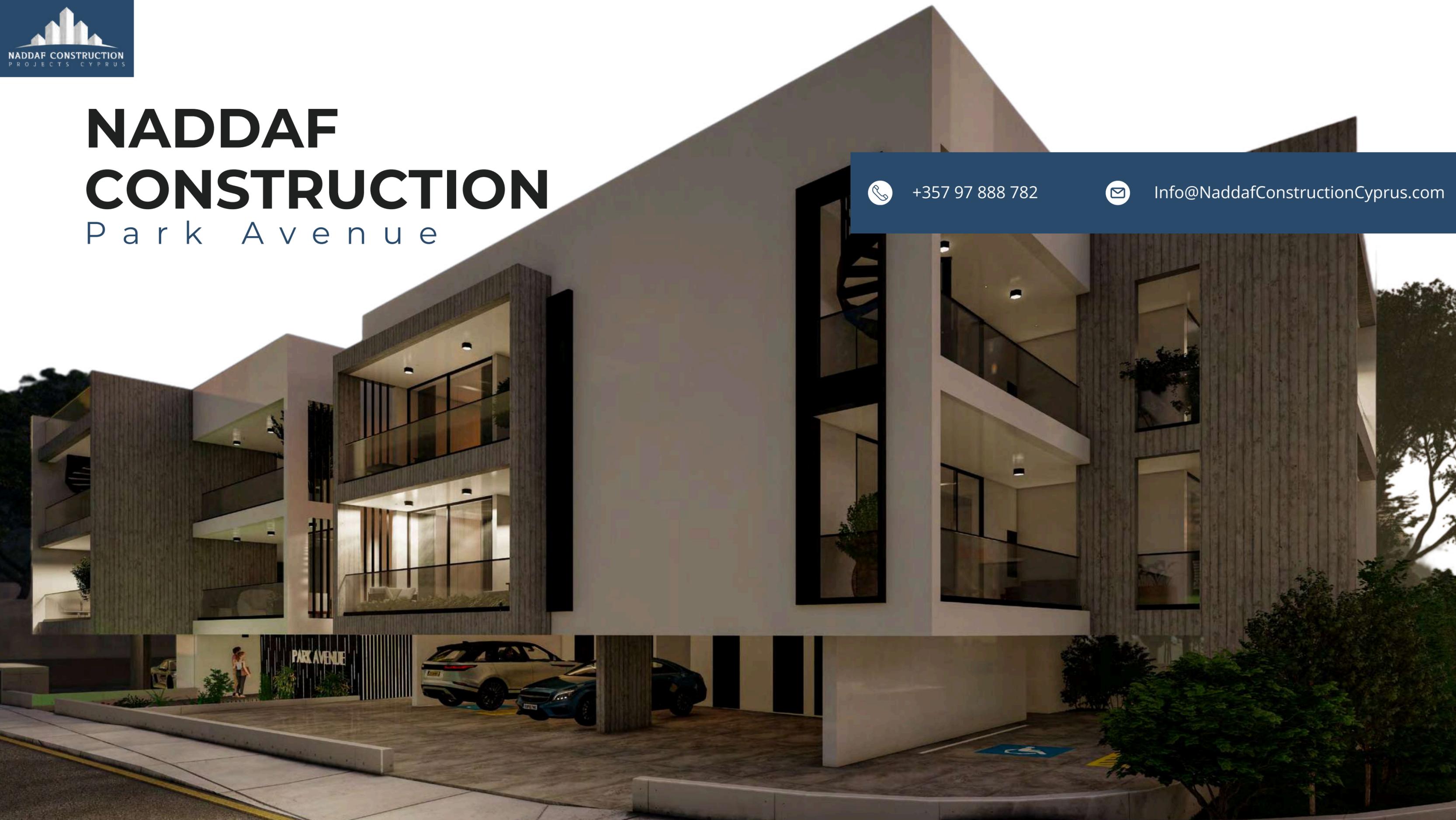
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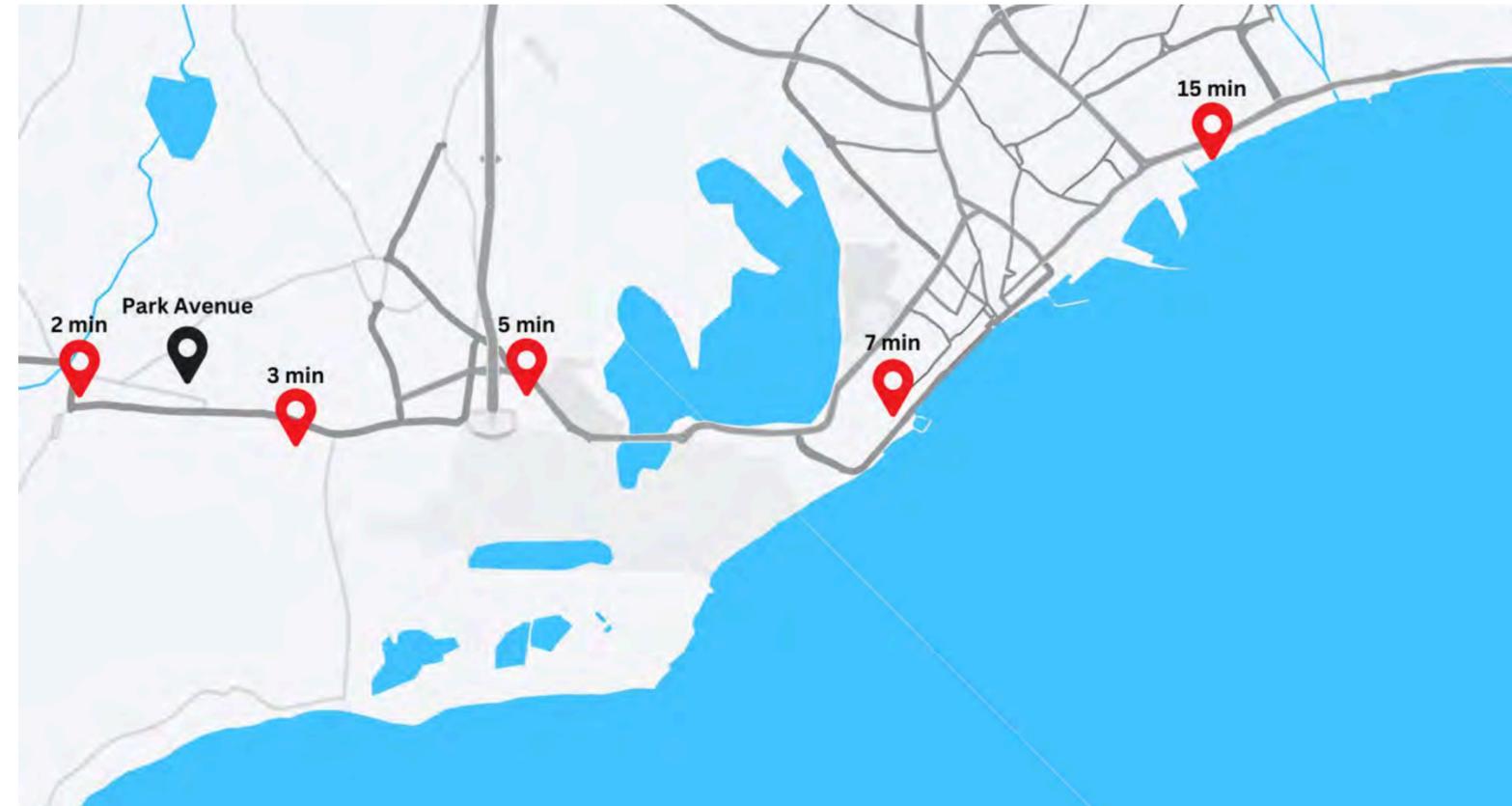
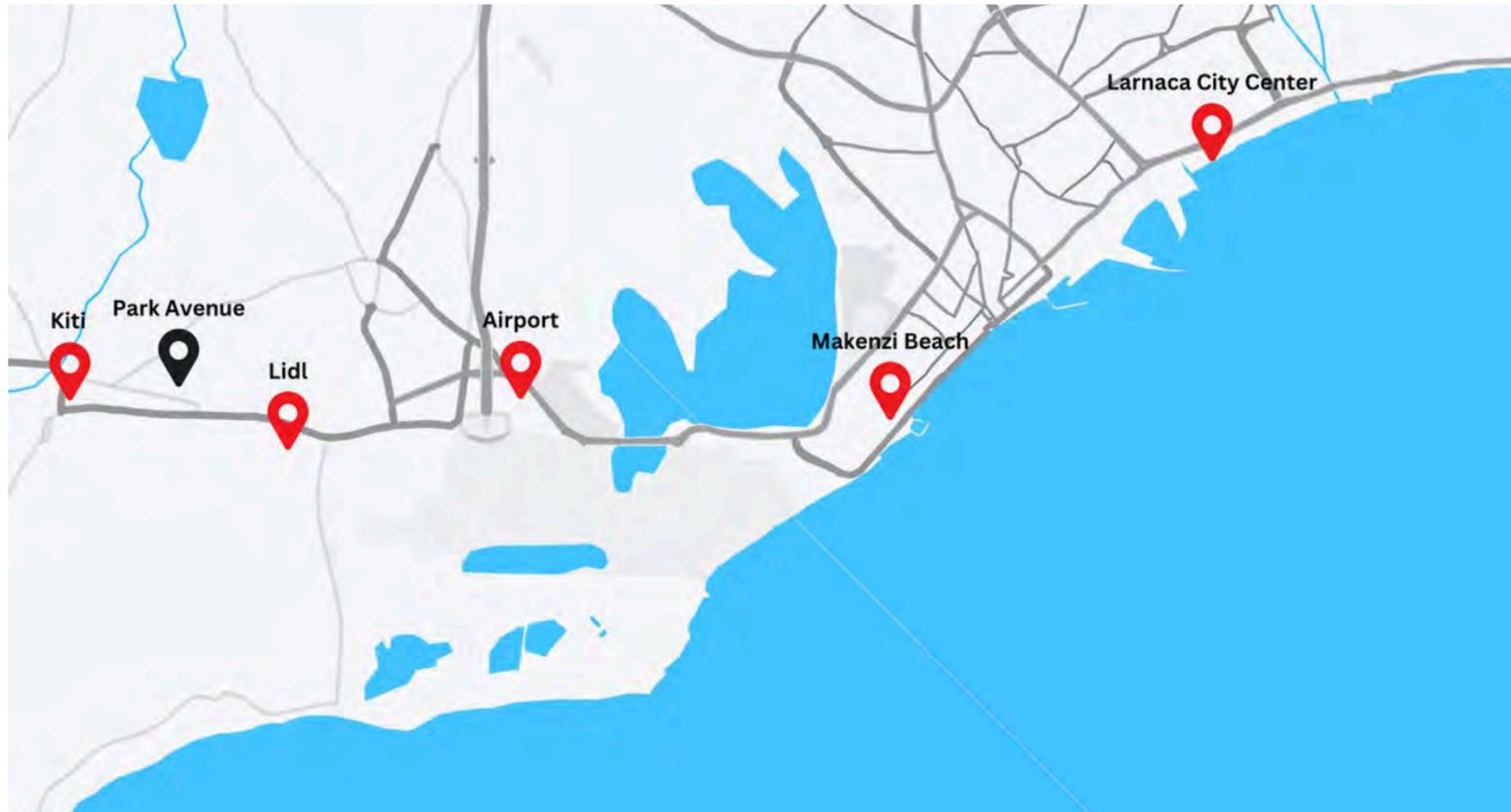
# Park Avenue

## A New Standard in Kiti Living

Park Avenue, a premium residential project in the heart of Kiti, Larnaca.

Built with modern elegance in mind, it consists of two stylish buildings with 16 high-spec apartments, including 8 one-bedroom units, 4 two-bedroom units, and 4 two-bedroom penthouses with private rooftops.

- Nestled in a lush, green neighborhood and directly facing a serene public park, this development offers the perfect balance of comfort, nature, and affordability.
- Whether you're a first-time buyer, a growing family, or an investor, Park Avenue presents an exceptional opportunity for those seeking quality and value in a prime location.



# The Power of Location

Park Avenue boasts an exceptional location, ensuring effortless living with schools, pharmacies, supermarkets, restaurants, and cafes just 3 minutes away.

As Kiti experiences a surge in development and rising property values, Park Avenue stands out as a golden opportunity for smart, affordable investments with promising returns.

- 2 mins to Kiti Square
- 3 mins to Lidl Supermarket
- 5 mins to the Airport
- 7 mins to Makenzi Beach
- 15 mins to Larnaca City Center

# Exterior: Architectural Design



# Exterior: Architectural Design



# Exterior: Architectural Design



# Tenant's First Impression

Imagine walking into your Park Avenue apartment: Natural light floods the open space. High-quality finishes and modern design create a sense of belonging. The view of the green park is exceptional, offering peace.

1

**Natural Light**  
Bright and airy atmosphere.

2

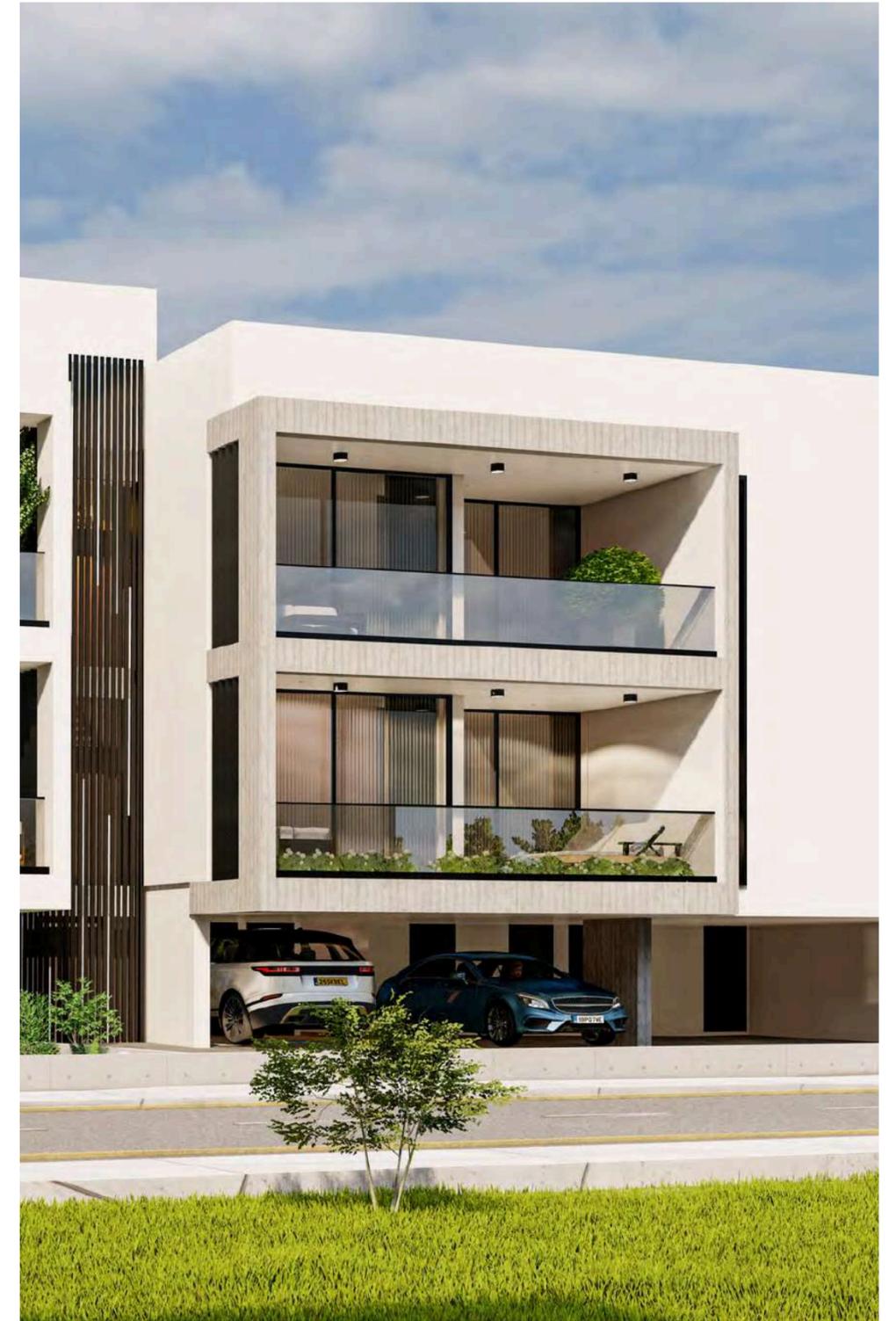
**Modern Design**  
Stylish and functional spaces

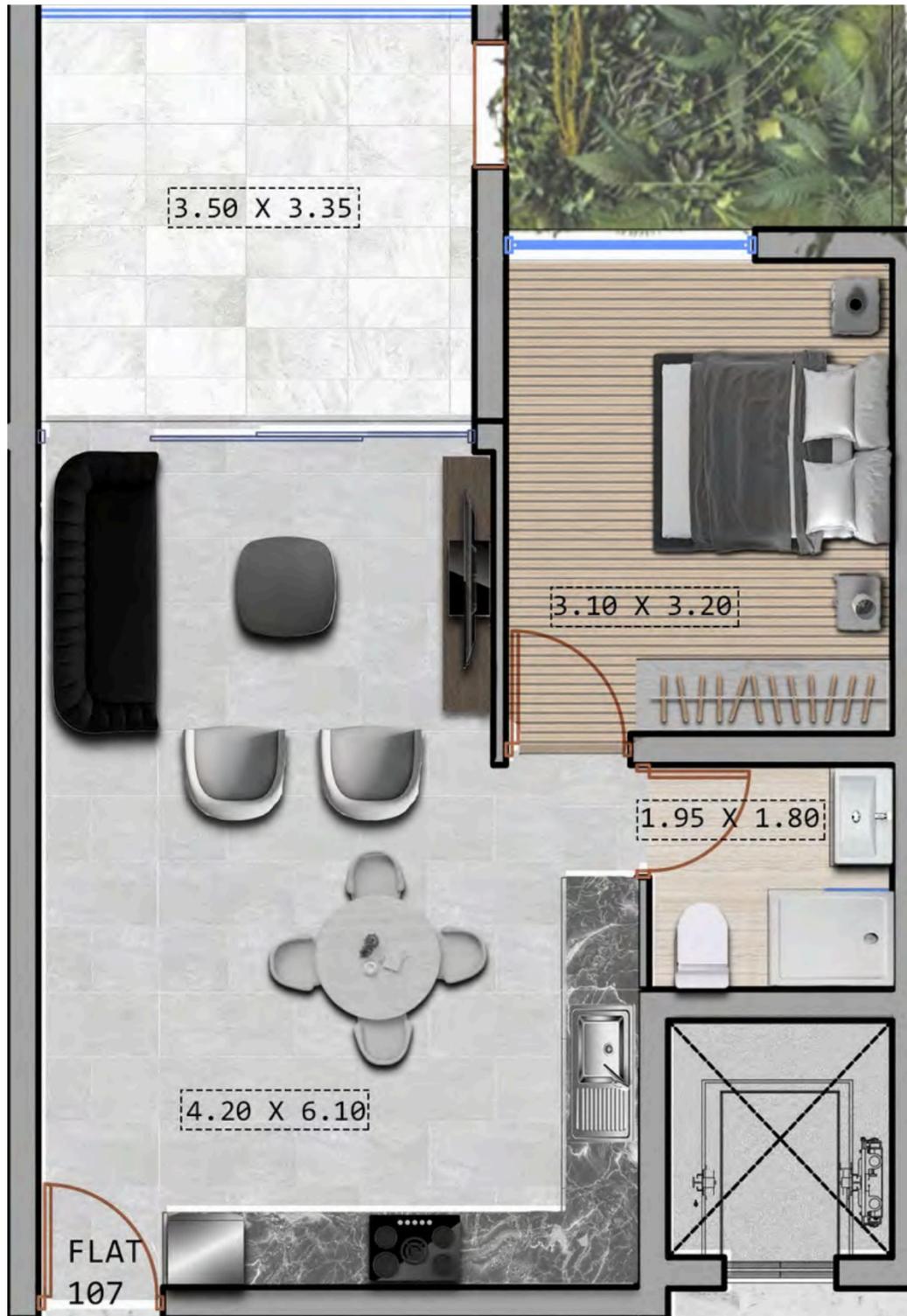
3

**Park View**  
Serene and green environment.

4

**Key Location**  
Prime Larnaca, perfect summer climate





# One Bedroom Apartment Floor Plan

Discover the smartly crafted layouts of Park Avenue designed for comfort, functionality, and modern living.

Each floor plan maximizes space, natural light, and seamless flow, complemented by high-quality materials and premium finishes.



**One bedroom**  
Spacious and modern



**One bathroom**  
Modern two bathroom



**70 sq.m**  
Expansive open space



**One Parking**  
Dedicated parking spot

# Two Bedroom Apartment Floor Plan



**Two bedroom**  
Spacious and modern



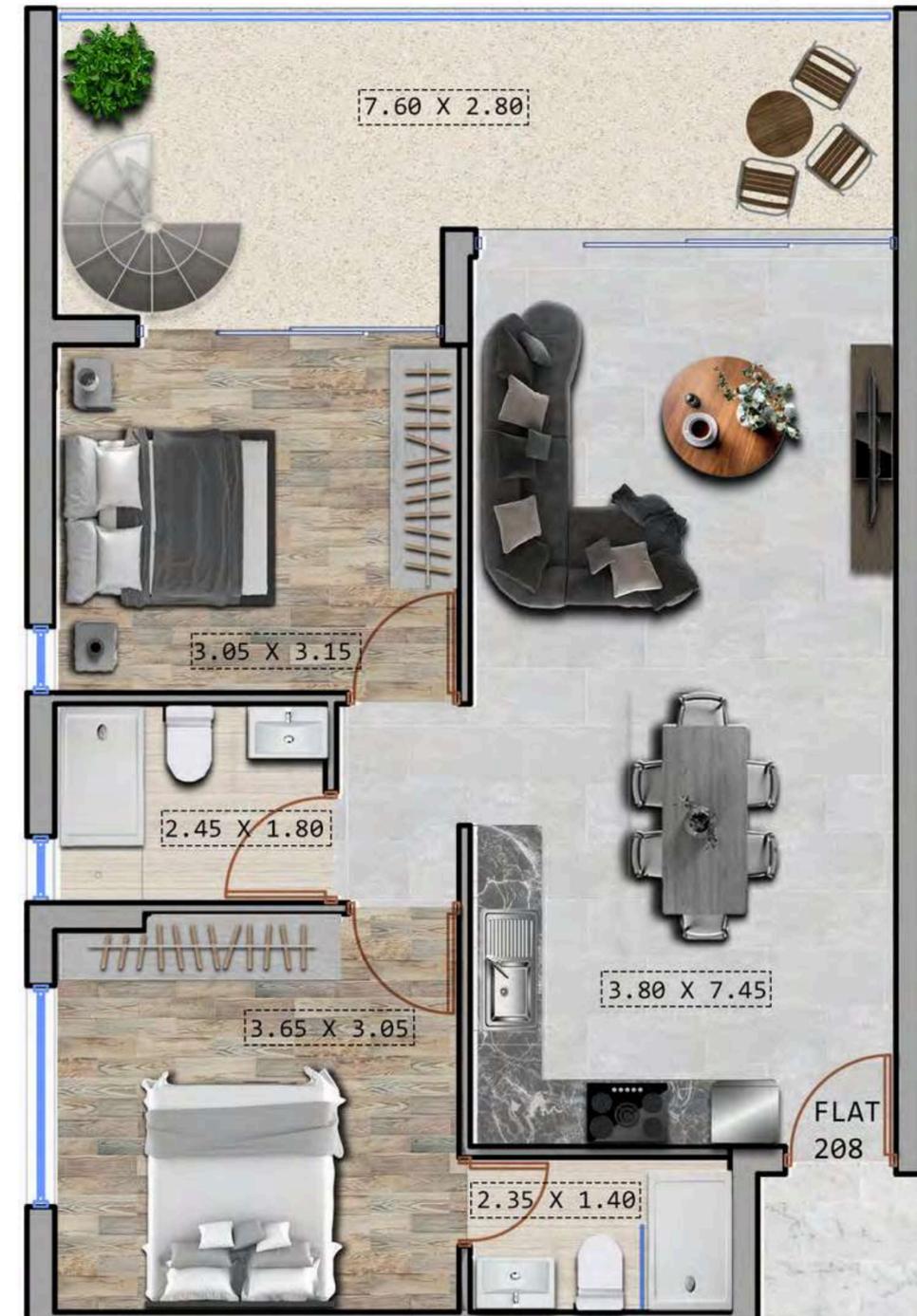
**Two bathrooms**  
Modern two bathrooms



**108 sq.m**  
Expansive open space



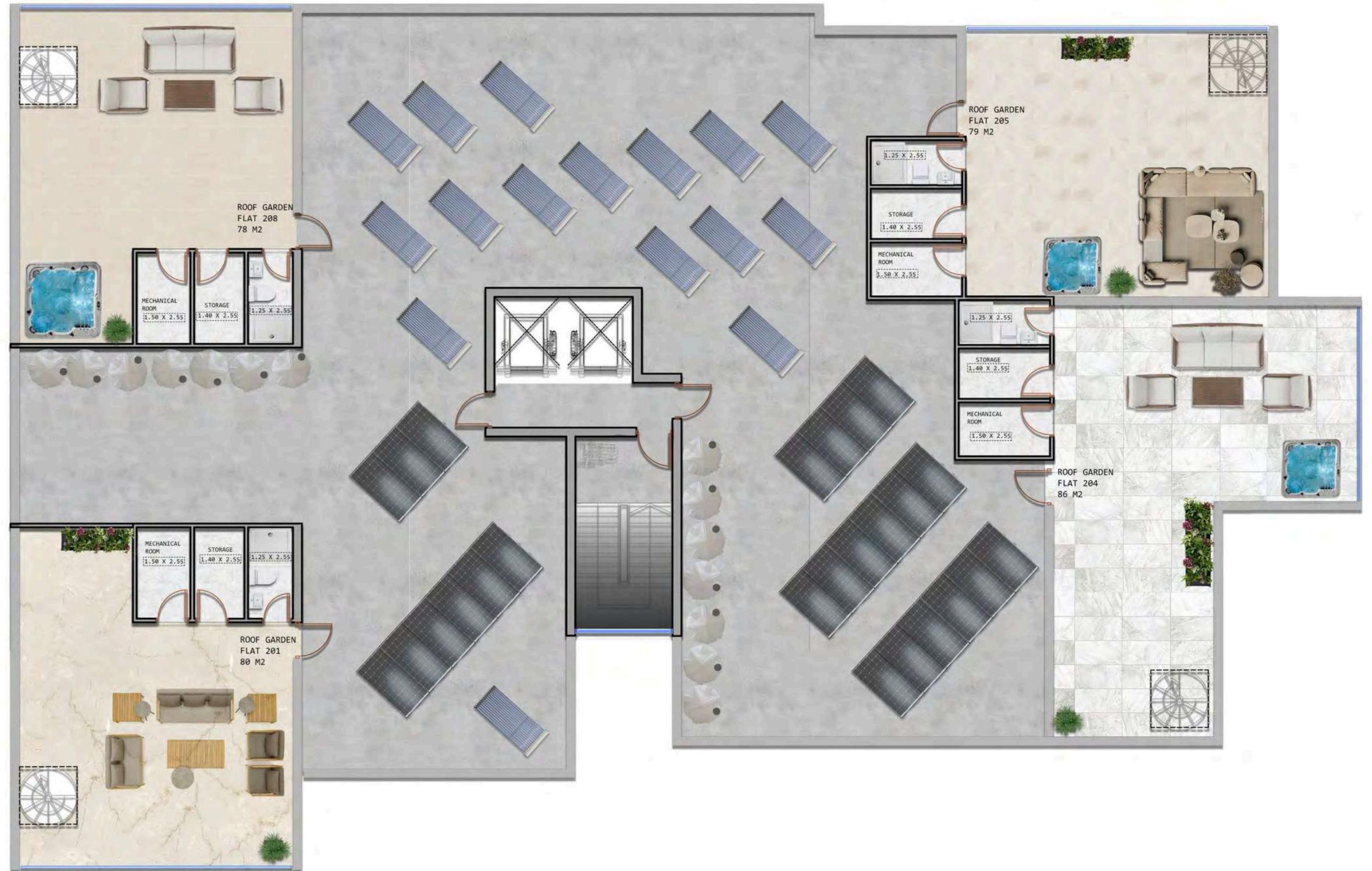
**One Parking**  
Dedicated parking spot



# Typical Floor Plan



# Roof Garden Plan





# High ROI & Appreciating Value

Secure Your Future with a Smart Investment.

Invest in Park Avenue and capitalize on high returns and rising property values in one of Larnaca's fastest-growing areas. With strong demand, prime location, and exceptional growth potential, this is your opportunity to build wealth and invest in the future with confidence.

Whether you're an investor or a homeowner, Park Avenue offers a strategic, high-growth opportunity in a sought-after location. Partner with us today and be part of Larnaca's expanding real estate success.

1

#### Growing Area

Kiti's real estate market is expanding.

2

#### High ROI Potential Excellent

returns on investment.

3

#### Appreciating Value

Long-term growth prospects.

# Residency Investment

01

## High Standard of Living

As an EU member, Cyprus offers excellent healthcare, education, and a high quality of life. Its Mediterranean climate, safety, and rich culture make it a highly desirable place to live.

02

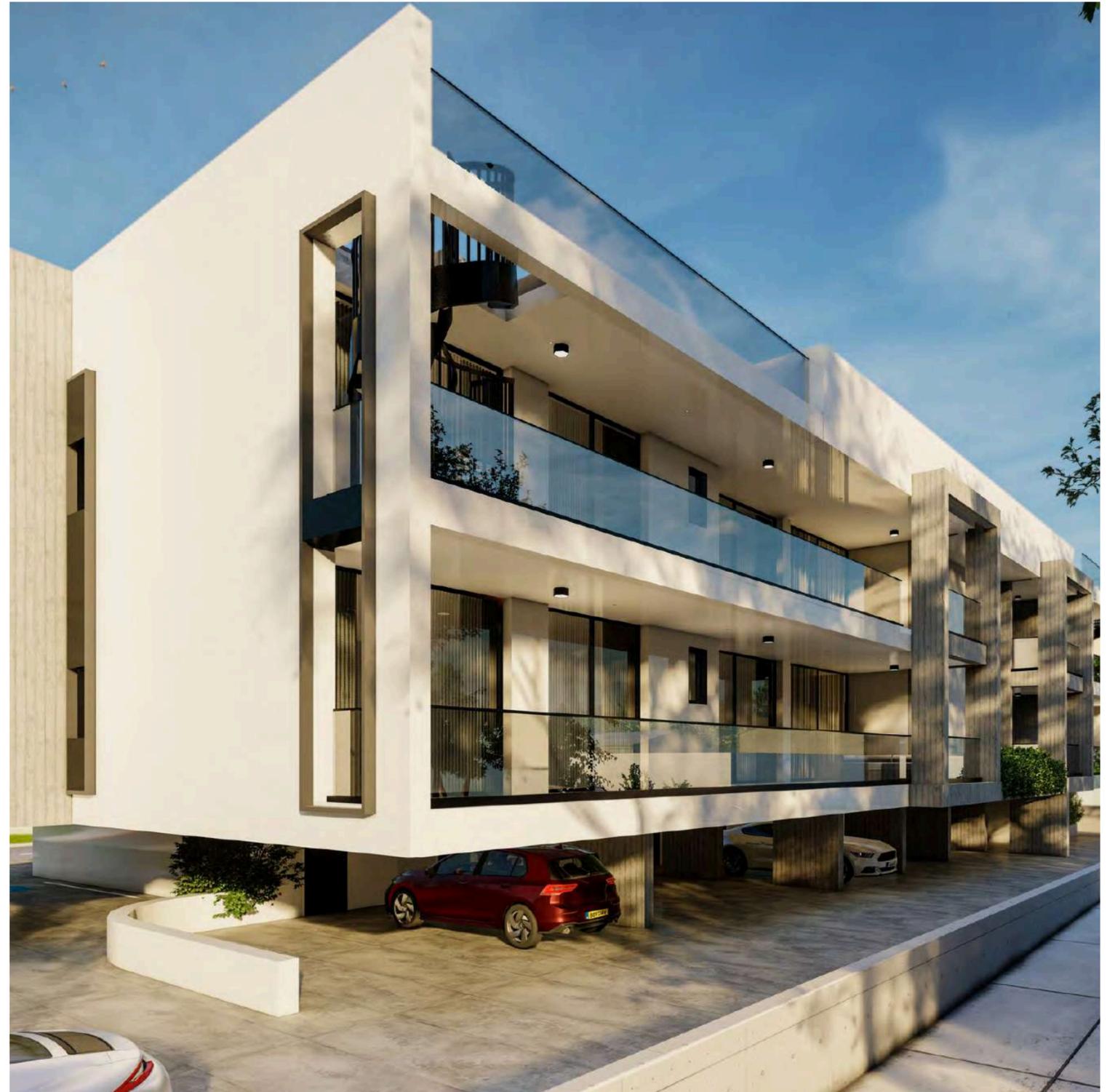
## Security & Generational Benefits

Cyprus Permanent Residency provides stability and security for investors and their families. It can be transferred to dependents, offering lasting benefits for future generations, even without permanent residence in Cyprus.

03

## Easy & Flexible Process

Cyprus offers lifetime Permanent Residency through real estate investment, with no renewal needed, ensuring long-term stability for investors and their families.



# Price list

Floor	Unit No	Internal Area (sq.m)	nbr of Bedroom	nbr of Bathroom	Covered Balconies	Roof Garden	Flowerbeds (sq.m)	Total Areas (sq.m.)	Price
1st Floor	Flat 101	75	2	2	23			98	€ 195,000.00
	Flat 102	50	1	1	18			68	€ 150,000.00
	Flat 103	50	1	1	17			67	€ 150,000.00
	Flat 104	82	2	2	34			116	€ 200,000.00
	Flat 105	80	2	2	28			108	€ 200,000.00
	Flat 106	52	1	1	12		7	71	€ 150,000.00
	Flat 107	52	1	1	11		7	70	€ 150,000.00
	Flat 108	75	2	2	19			94	€ 195,000.00
2nd Floor	Flat 201	75	2	2	23	80		178	€ 228,000.00
	Flat 202	50	1	1	18			68	€ 160,000.00
	Flat 203	50	1	1	17			67	€ 160,000.00
	Flat 204	82	2	2	34	86		202	€ 235,000.00
	Flat 205	80	2	2	28	79		187	€ 230,000.00
	Flat 206	52	1	1	12			64	€ 160,000.00
	Flat 207	52	1	1	11			63	€ 160,000.00
	Flat 208	75	2	2	19	78		172	€ 225,000.00



# Our Contact



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