



LES DUNES  
GATED RESIDENCES  
LARNACA – CYPRUS



**GREECE OFFICE**

Milioni 8, 2nd floor | Kolonaki | 106 73 Athens  
+30 698 459 1301 | +30 210 440 0007  
info@valenci.com

**LEBANON OFFICE**

The Bridge Center, 5th floor | Saloumeh | Sin El Fil  
+961 3 004 111 | +961 1 489 701  
hello@valenci.com



# LES DUNES

Les Dunes is a stylish residential development in the peaceful outskirts of Larnaca, in the area of Aradippou, just minutes from the city center. Thoughtfully designed to blend modern comfort with Mediterranean living, the project offers a range of well-appointed residences.

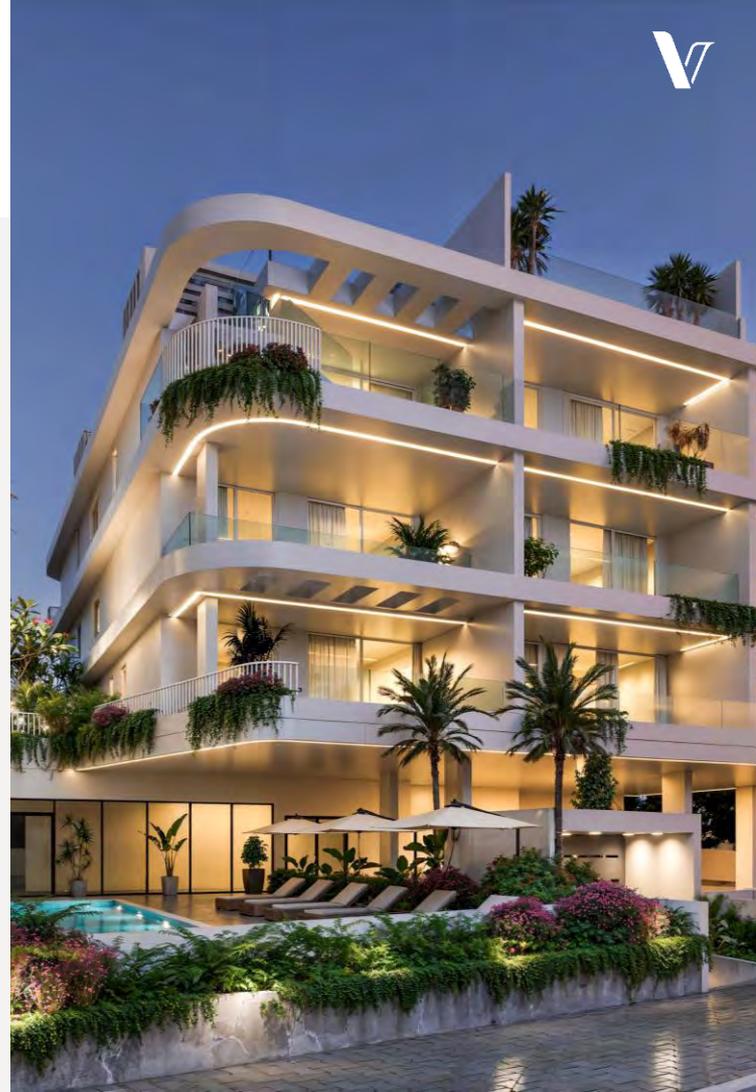
Les Dunes consists of four low-rise buildings arranged over two blocks, each with three levels. The development includes 30 one-bedroom apartments and 6 two-bedroom apartments, as well as spacious penthouses — all crafted to maximize comfort, functionality, and natural light.

Residents enjoy the privacy of a gated community with exclusive amenities, including a swimming pool, underground parking, and private storage — creating the perfect space to relax or stay active, all close to home.

Conveniently located just 14 minutes from Larnaca International Airport, and with easy access to the sea, schools, and city services, Les Dunes is ideal for personal living or rental investment.

With Cyprus offering strong local and international demand for quality housing, driven by its Mediterranean lifestyle and EU-based security, Les Dunes presents a unique opportunity to combine lifestyle, convenience, and long-term value in one of Larnaca's most promising neighborhoods.

*Aradippou, Larnaca - Cyprus*



# LOCATION



Aradippou, Larnaca  
Cyprus



9 min from The  
Metropolis Mall



10 min from the  
City Center



14 min from Larnaca Main  
Harbor



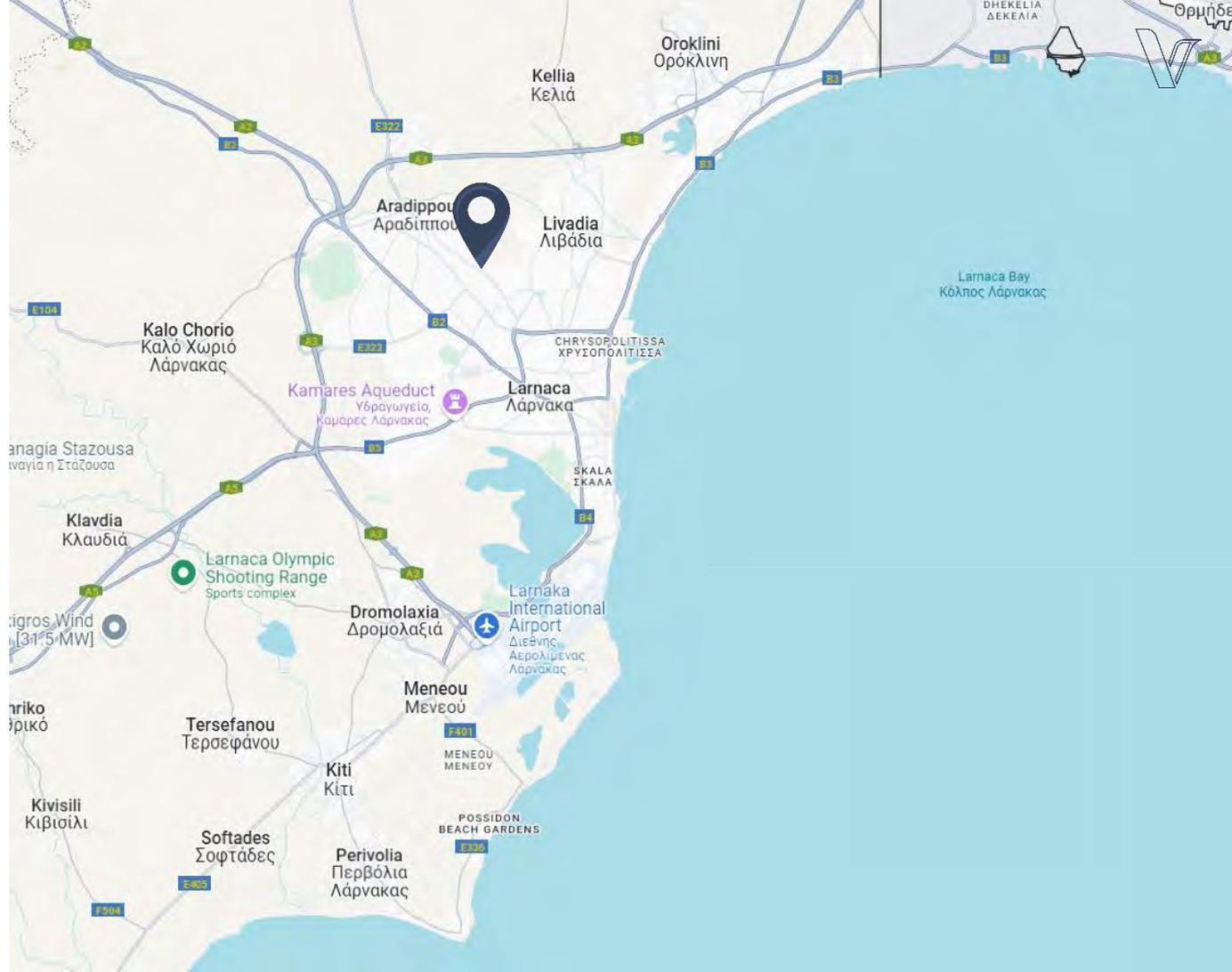
14 min the American  
University of Cyprus



10 min from  
the Land of Tomorrow



14 min from the  
Larnaca International  
Airport



# EXTERNAL PERSPECTIVES

Architectural Concept



# EXTERNAL PERSPECTIVES

Architectural Concept



# EXTERNAL PERSPECTIVES

Building Street View



## **EXTERNAL PERSPECTIVES**

Resort-style Shared Swimming Pool



# EXTERNAL PERSPECTIVES

Exclusive Use Rooftop Terraces



# EXTERNAL PERSPECTIVES

Ariel View



**INTERNAL PERSPECTIVES**  
1 Bedroom Apartments | Living Area



# INTERNAL PERSPECTIVES

1 Bedroom Apartments | Kitchen & Dining



# INTERNAL PERSPECTIVES

1 Bedroom Apartments | Bedroom & Bathroom



**INTERNAL PERSPECTIVES**  
2 Bedroom Apartments | Living Area



# INTERNAL PERSPECTIVES

2 Bedroom Apartments | Kitchen & Dining



# INTERNAL PERSPECTIVES

2 Bedroom Apartments | Bedroom & Bathroom





# RATE CARD

  
**LES DUNES**

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
<b>GF   Block A</b>	<b><u>FLAT A - 01</u></b>	54.5	1	1	16	6.2	41.9	50.5			163	<b>€ 225,000</b>
	<b><u>FLAT A - 02</u></b>	52.5	1	1	15			23			91	<b>€ 170,000</b>
	<b><u>FLAT A - 03</u></b>	87.5	2	2	19		30.6	41.2			178	<b>€ 250,000</b>
<b>GF   Block B</b>	<b><u>FLAT B - 01</u></b>	54.5	1	1	16	6.4	21.3	32.1			124	<b>€ 215,000</b>
	<b><u>FLAT B - 02</u></b>	52.5	1	1	15			20.6			88	<b>€ 170,000</b>
	<b><u>FLAT B - 03</u></b>	87.5	2	2	19		30.4	40.9			178	<b>€ 250,000</b>



Click to go to slide

*Prices are valid until December 31, 2025, and may be subject to an increase afterward.*



# RATE CARD

  
**LES DUNES**

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
<b>1st Floor   Block A</b>	<b><u>FLAT A - 101</u></b>	55	1	1	16.5	8.7	14		3		86	<b>€ 165,000</b>
	<b><u>FLAT A - 102</u></b>	52	1	1	15.5				3.2		67	<b>€ 150,000</b>
	<b><u>FLAT A - 103</u></b>	54	1	1	16	8.3			5.4		70	<b>€ 150,000</b>
	<b><u>FLAT A - 104</u></b>	54.5	1	1	16						71	<b>€ 150,000</b>
	<b><u>FLAT A - 105</u></b>	52.5	1	1	14.5						67	<b>€ 150,000</b>
	<b><u>FLAT A - 106</u></b>	85	2	2	19			14				118



Click to go to slide

*Prices are valid until December 31, 2025, and may be subject to an increase afterward.*



# RATE CARD

  
**LES DUNES**

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
<b>1st Floor   Block B</b>	<b><u>FLAT B - 101</u></b>	55	1	1	16.5	8.5	14		2.9		86	<b>€ 165,000</b>
	<b><u>FLAT B - 102</u></b>	52	1	1	16				3.2		67	<b>€ 150,000</b>
	<b><u>FLAT B - 103</u></b>	54	1	1	16	8			5.4		70	<b>€ 150,000</b>
	<b><u>FLAT B - 104</u></b>	54.5	1	1	16						71	<b>€ 150,000</b>
	<b><u>FLAT B - 105</u></b>	52.5	1	1	14.5						67	<b>€ 150,000</b>
	<b><u>FLAT B - 106</u></b>	85	2	2	19			14				118



Click to go to slide

*Prices are valid until December 31, 2025, and may be subject to an increase afterward.*



# RATE CARD

  
**LES DUNES**

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
<b>2nd Floor   Block A</b>	<b><u>FLAT A - 201</u></b>	55	1	1	15.5						71	<b>€ 155,000</b>
	<b><u>FLAT A - 202</u></b>	52	1	1	15.5				3.25		68	<b>€ 155,000</b>
	<b><u>FLAT A - 203</u></b>	54	1	1	16						70	<b>€ 155,000</b>
	<b><u>FLAT A - 204</u></b>	54.5	1	1	16						71	<b>€ 155,000</b>
	<b><u>FLAT A - 205</u></b>	52.5	1	1	14.5						67	<b>€ 155,000</b>
	<b><u>FLAT A - 206</u></b>	85	2	3	19						89	193



Click to go to slide

*Prices are valid until December 31, 2025, and may be subject to an increase afterward.*



# RATE CARD

  
**LES DUNES**

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
<b>2nd Floor   Block B</b>	<b><u>FLAT B - 201</u></b>	55	1	1	15.5						71	<b>€ 155,000</b>
	<b><u>FLAT B - 202</u></b>	52	1	1	15.5				3.25		68	<b>€ 155,000</b>
	<b><u>FLAT B - 203</u></b>	54	1	1	16						70	<b>€ 155,000</b>
	<b><u>FLAT B - 204</u></b>	54.5	1	1	16						71	<b>€ 155,000</b>
	<b><u>FLAT B - 205</u></b>	52.5	1	1	14.5						67	<b>€ 155,000</b>
	<b><u>FLAT B - 206</u></b>	85	2	3	19						89	193



Click to go to slide

*Prices are valid until December 31, 2025, and may be subject to an increase afterward.*



# RATE CARD

  
**LES DUNES**

	Unit	Internal Area SQM	Bedroom	Bathroom	Covered Balconies SQM	Uncovered Balconies SQM	Garden	Courtyard	Flower Beds	Roof Terrace	Total Area SQM	Price
3rd Floor   Block A	<b><u>FLAT A - 301</u></b>	56	1	2	14	4			5	34.5	105	€ 215,000
	<b><u>FLAT A - 302</u></b>	52	1	1	15.5				3.25		68	€ 160,000
	<b><u>FLAT A - 303</u></b>	54	1	2	14	4.3			5	56	129	€ 225,000
3rd Floor   Block B	<b><u>FLAT B - 301</u></b>	55	1	2	12	5			5	35.5	103	€ 215,000
	<b><u>FLAT B - 302</u></b>	52	1	1	16		3.2		3.25		71	€ 160,000
	<b><u>FLAT B - 303</u></b>	54	1	2	13.5	4.7	3.5		5	55.5	128	€ 225,000



Click to go to slide

Prices are valid until December 31, 2025, and may be subject to an increase afterward.



# BUILDING AMENITIES

## UNDER GROUND

UNDERGROUND PRIVATE PARKING  
STORAGE SPACES



*The construction drawing areas might subject to changes after the issuance of the As-Built documents*



# BUILDING AMENITIES

## GROUND FLOOR

- OUTDOOR DESIGNATED PARKING
- SHARED SWIMMING POOL



*The construction drawing areas might subject to changes after the issuance of the As-Built documents*

# GROUND FLOOR





# FLAT A - 01

## BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 114.60 SQM



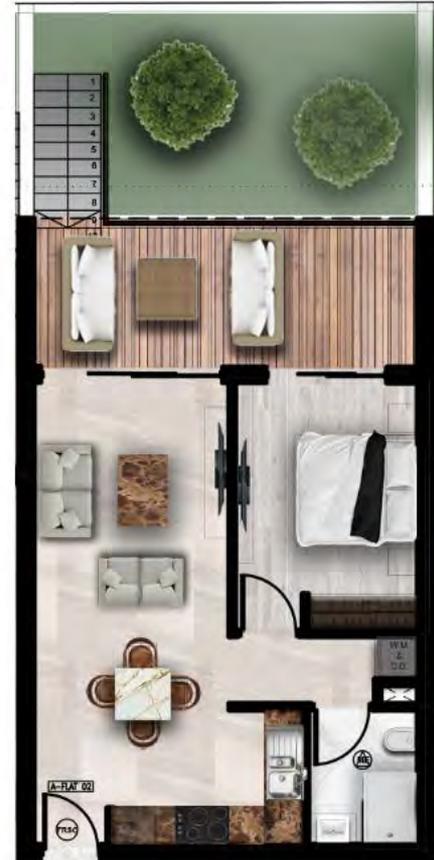
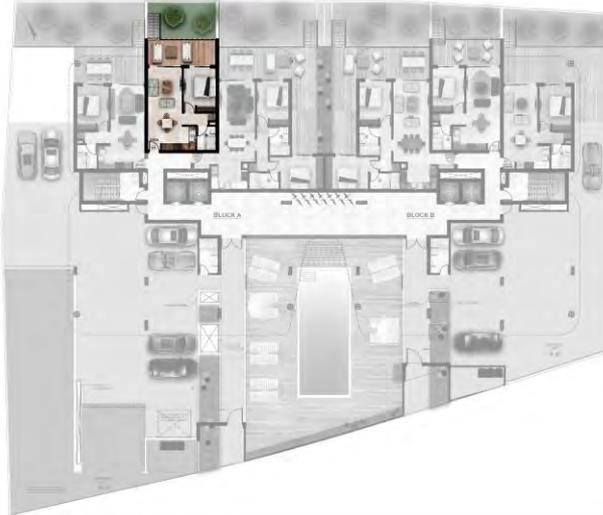


# FLAT A - 02

## BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 38.00 SQM





# FLAT A - 03

## BLOCK A | GROUND FLOOR

TOTAL INTERIOR SURFACE : 87.50 SQM

TOTAL EXTERIOR SURFACE : 90.80 SQM





# FLAT B - 01

## BLOCK B | GROUND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 75.80 SQM



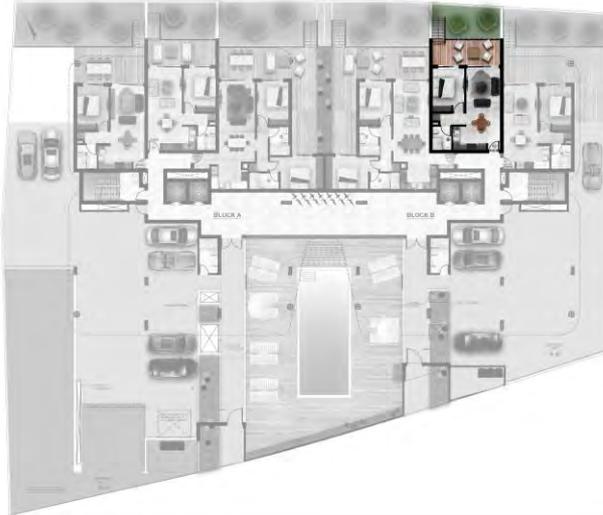


# FLAT B - 02

## BLOCK B | GROUND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 35.60 SQM



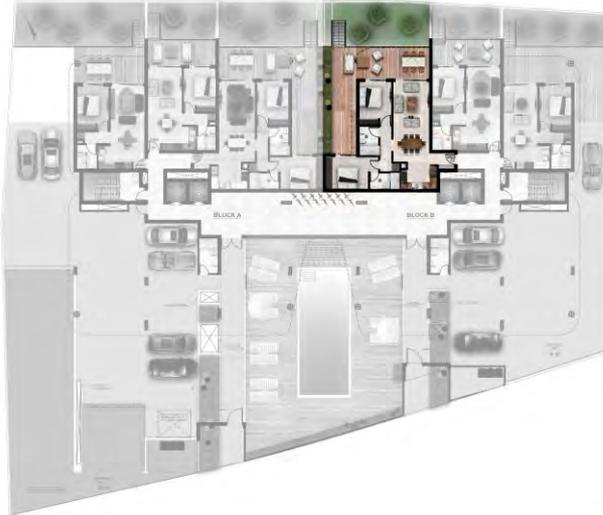


# FLAT B - 03

## BLOCK B | GROUND FLOOR

TOTAL INTERIOR SURFACE : 87.50 SQM

TOTAL EXTERIOR SURFACE : 90.30 SQM



# FIRST FLOOR



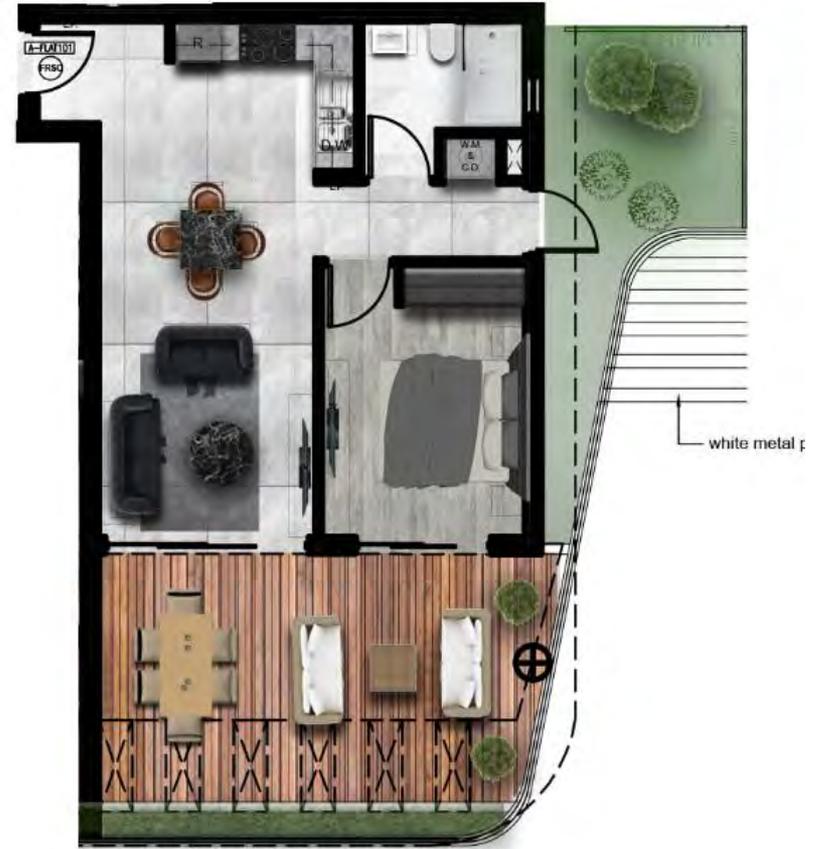


# FLAT A -101

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 39.20 SQM



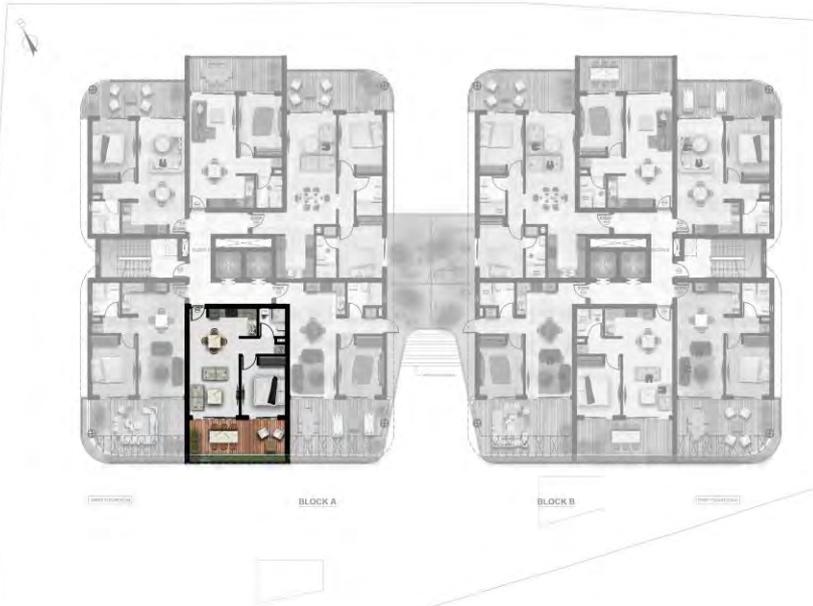


# FLAT A - 102

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT A - 103

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 24.30 SQM





# FLAT A - 104

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT A - 105

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT A - 106

## BLOCK A | FIRST FLOOR

TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 33.00 SQM





# FLAT B - 101

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 39.00 SQM





# FLAT B - 102

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 103

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 24.00 SQM





# FLAT B - 104

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 105

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT B - 106

## BLOCK B | FIRST FLOOR

TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 33.00 SQM



# SECOND FLOOR



SECOND FLOOR PLAN

BLOCK A

BLOCK B

SECOND FLOOR PLAN

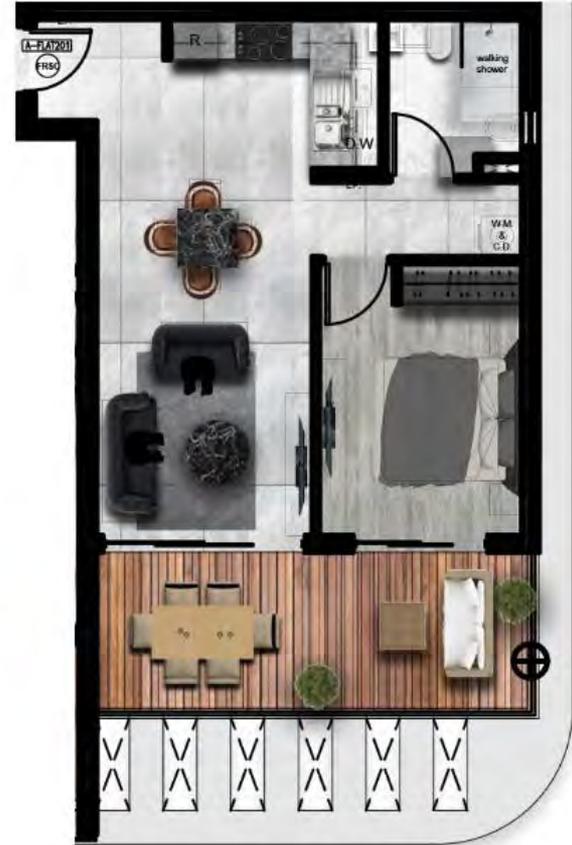


# FLAT A - 201

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT A - 202

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT A - 203

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT A - 204

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT A - 205

## BLOCK A | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT A - 206

## BLOCK A | SECOND FLOOR

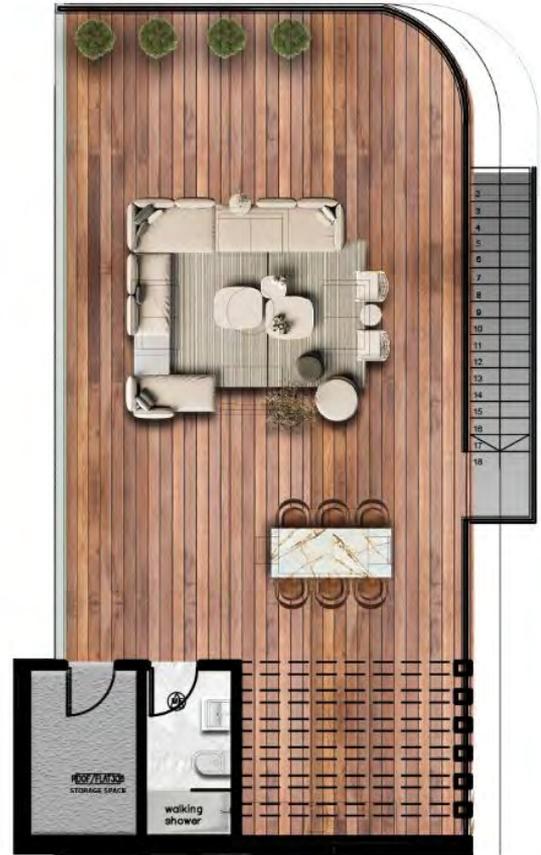
TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 108.00 SQM





## BLOCK A | THIRD FLOOR





# FLAT B - 201

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM





# FLAT B - 202

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM



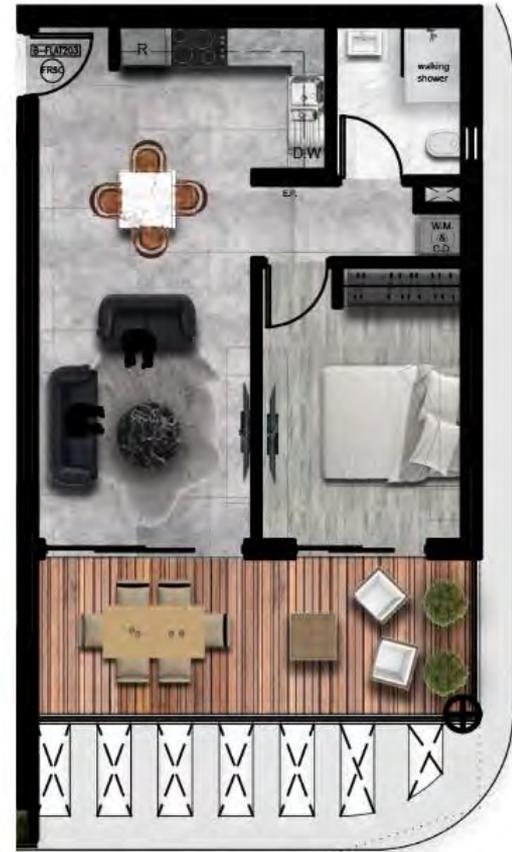
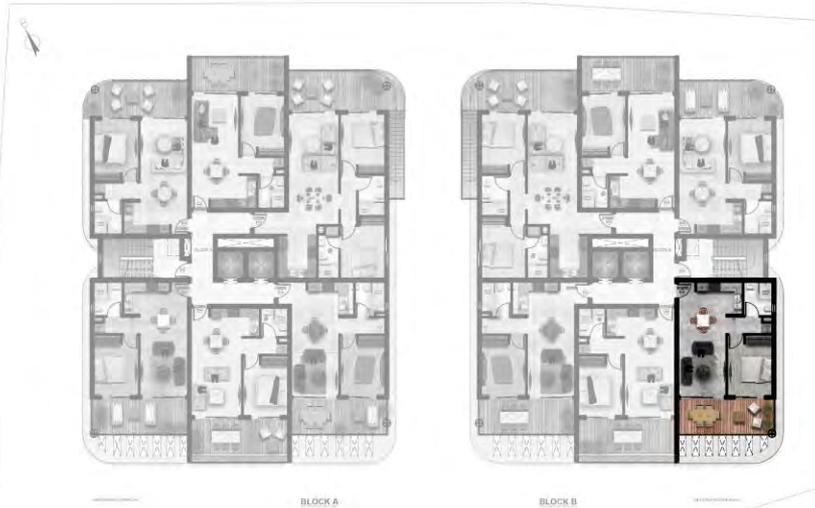


# FLAT B - 203

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 204

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 54.50 SQM

TOTAL EXTERIOR SURFACE : 16.00 SQM





# FLAT B - 205

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 52.50 SQM

TOTAL EXTERIOR SURFACE : 14.50 SQM





# FLAT B - 206

## BLOCK B | SECOND FLOOR

TOTAL INTERIOR SURFACE : 85.00 SQM

TOTAL EXTERIOR SURFACE : 108.00 SQM

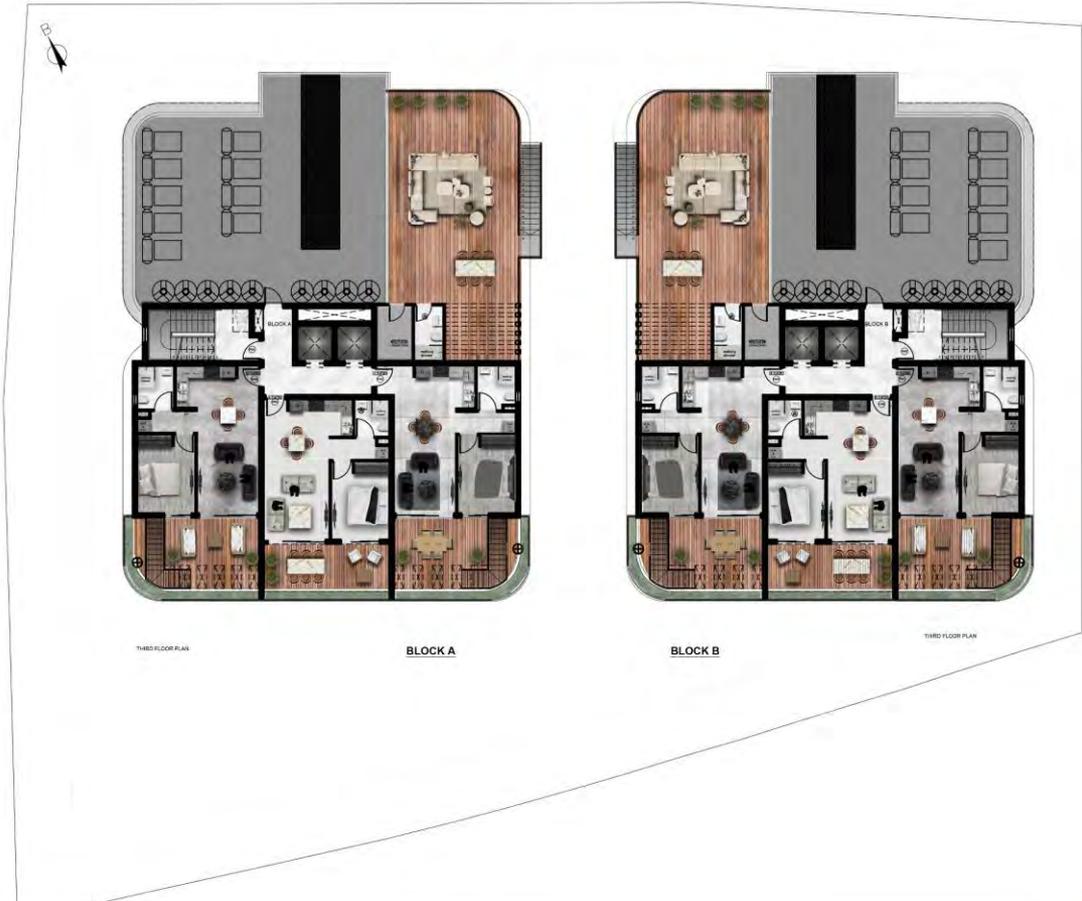




## BLOCK B | THIRD FLOOR



# THIRD FLOOR



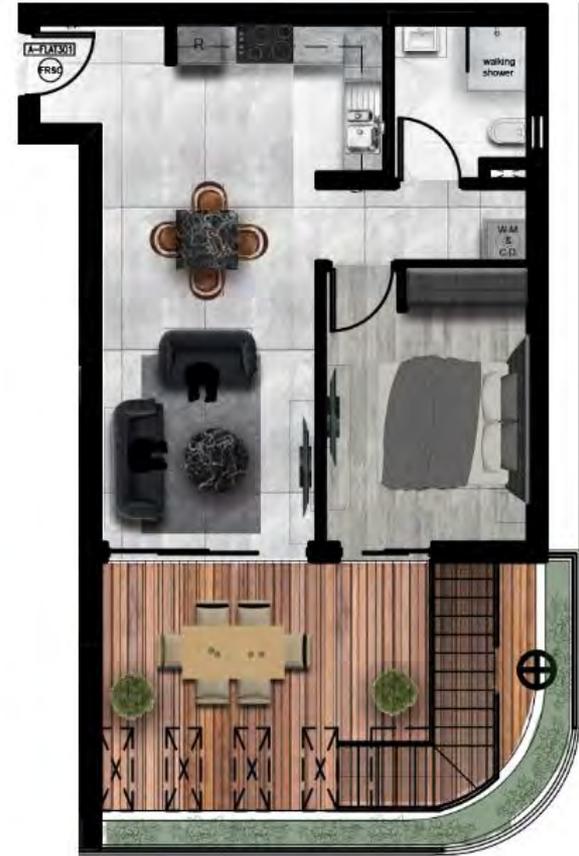
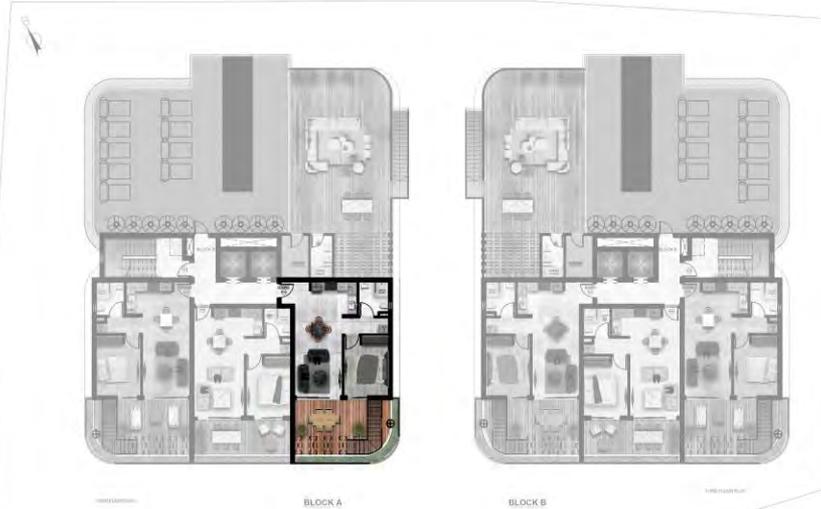


# FLAT A - 301

## BLOCK A | THRID FLOOR

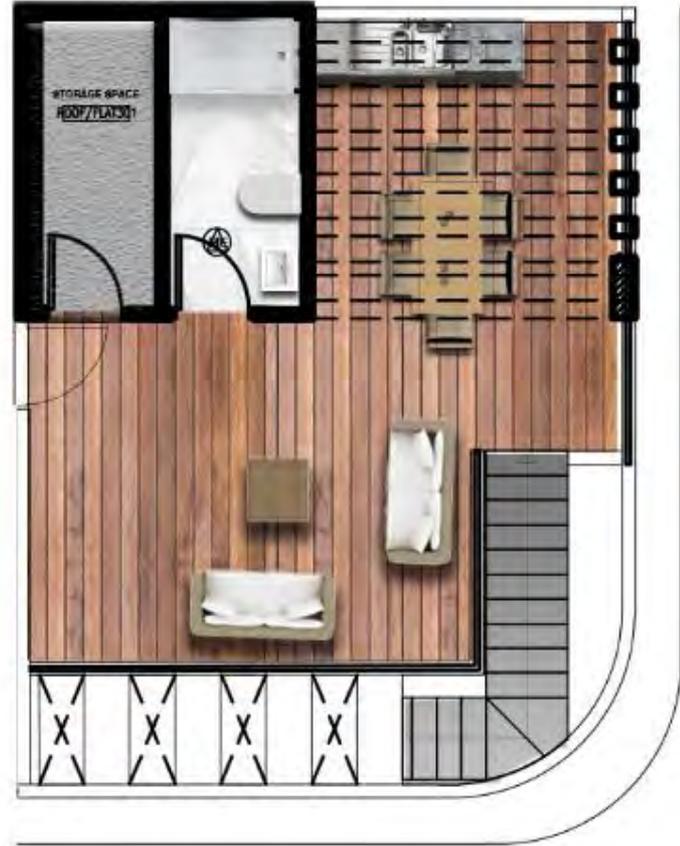
TOTAL INTERIOR SURFACE : 56.00 SQM

TOTAL EXTERIOR SURFACE : 52.50 SQM





## BLOCK A | FOURTH FLOOR





# FLAT A - 302

## BLOCK A | THRID FLOOR

TOTAL INTERIOR SURFACE : 52 SQM

TOTAL EXTERIOR SURFACE : 15.50 SQM



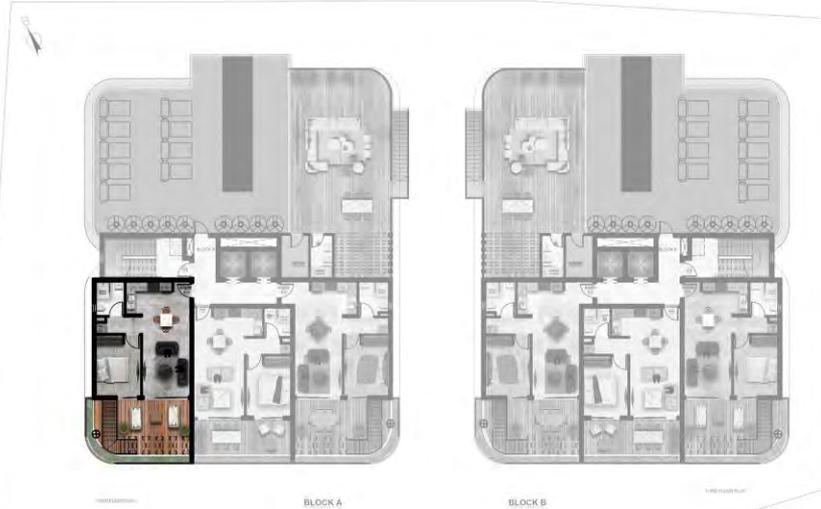


# FLAT A - 303

## BLOCK A | THRID FLOOR

TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 74.30 SQM





## BLOCK A | FOURTH FLOOR



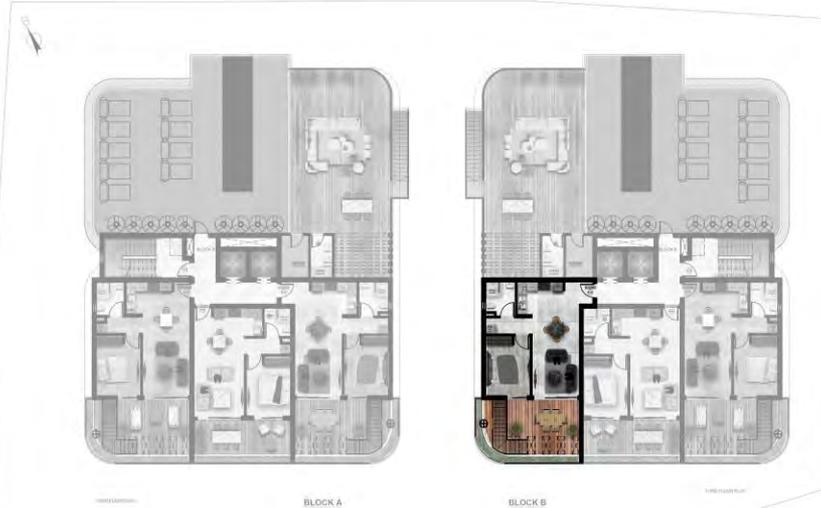


# FLAT B - 301

## BLOCK B | THRID FLOOR

TOTAL INTERIOR SURFACE : 55.00 SQM

TOTAL EXTERIOR SURFACE : 52.50 SQM





## BLOCK B | FOURTH FLOOR





# FLAT B - 302

## BLOCK B | THRID FLOOR

TOTAL INTERIOR SURFACE : 52.00 SQM

TOTAL EXTERIOR SURFACE : 19.20 SQM



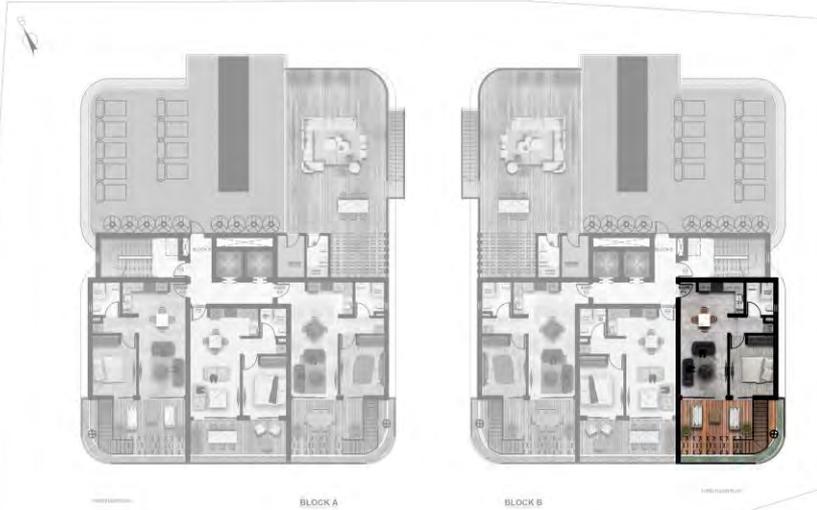


# FLAT B - 303

## BLOCK B | THRID FLOOR

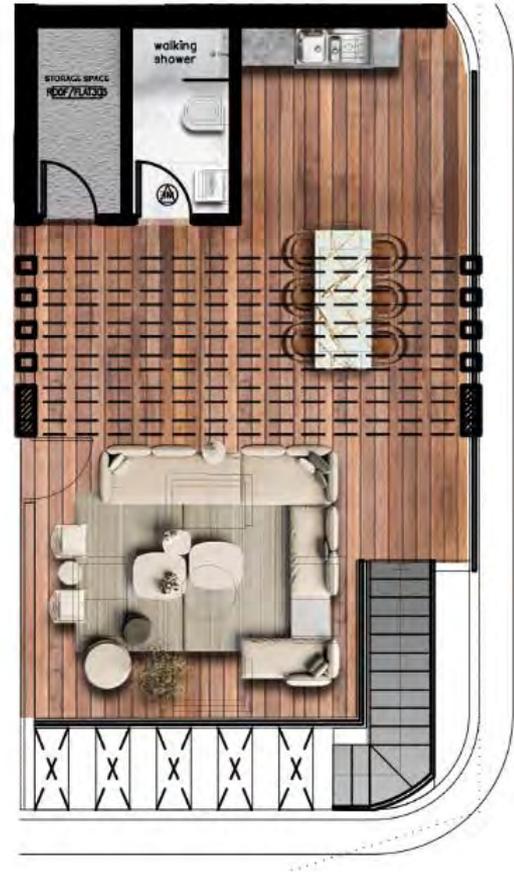
TOTAL INTERIOR SURFACE : 54.00 SQM

TOTAL EXTERIOR SURFACE : 77.20 SQM





## BLOCK B | FOURTH FLOOR



# FOURTH FLOOR



# EXTERNAL PERSPECTIVES

Architectural Concept



*Thank you*

FOR YOUR TRUST

