



AMARA ELEVEN

LARNACA
Cyprus

INTRODUCTION & LOCATION

Nestled on the tranquil outskirts of Livadia, this new three-story residential project offers modern living in a peaceful yet well-connected setting. Its prime location provides residents with the serenity of a quiet neighborhood, while being just a stone's throw away from all essential facilities. Enjoy the calm of a less-crowded area without sacrificing proximity to schools, supermarkets, and a short drive to the bustling Larnaca city center and its vibrant coastline.

The town's convenient location within Larnaca offers close access to the coastline, making it an ideal spot for those who enjoy both local culture and the nearby beaches. Known for its lively festivals and warm, welcoming community, Livadia provides a relaxed yet engaging lifestyle that captures the essence of Cyprus.



AMARA ELEVEN PROXIMITIES



Larnaca Airport
10 mins



Larnaca Downtown
6 mins



Lycee Pascal School
10 mins



Finikoudes beach
10 mins



Aradippou Municipality
5 mins



Rizoeliás National Forest
10 mins



WHY AMARA ELEVEN



Affordable Entry Point
with 7 to 8% ROI Potential



Low supply of new apartments
with high demand



Growing Tourism and Expat
Community

AMARA ELEVEN *Cyprus*

Livadia is one of the most sought-after residential areas in Larnaca, combining the charm of a traditional Cypriot town with the convenience of modern living. Just a short drive from the city center and the Finikoudes promenade, it offers easy access to beaches, schools, shops, and major highways.

The town is known for its welcoming community, local festivals, and laid-back atmosphere, making it attractive for both families and professionals. With ongoing development and growing demand, Livadia provides an ideal balance of coastal living, cultural richness, and investment potential.

A TRANQUIL ESCAPE WITH A LUXURIOUS TOUCH

Imagine waking up in a beautifully designed home that offers a peaceful retreat from the everyday hustle.

Amara Eleven provides a sanctuary where sophisticated living blends seamlessly with a vibrant community atmosphere. Surrounded by lush landscapes and thoughtfully curated outdoor spaces, residents enjoy a calming environment that encourages relaxation, reflection, and rejuvenation. Every day begins with a sense of calm and an appreciation for the finer details in life.



SOPHISTICATED LIVING IN A CONTEMPORARY SETTING



DCL Properties





FLOOR PLANS & interior renders

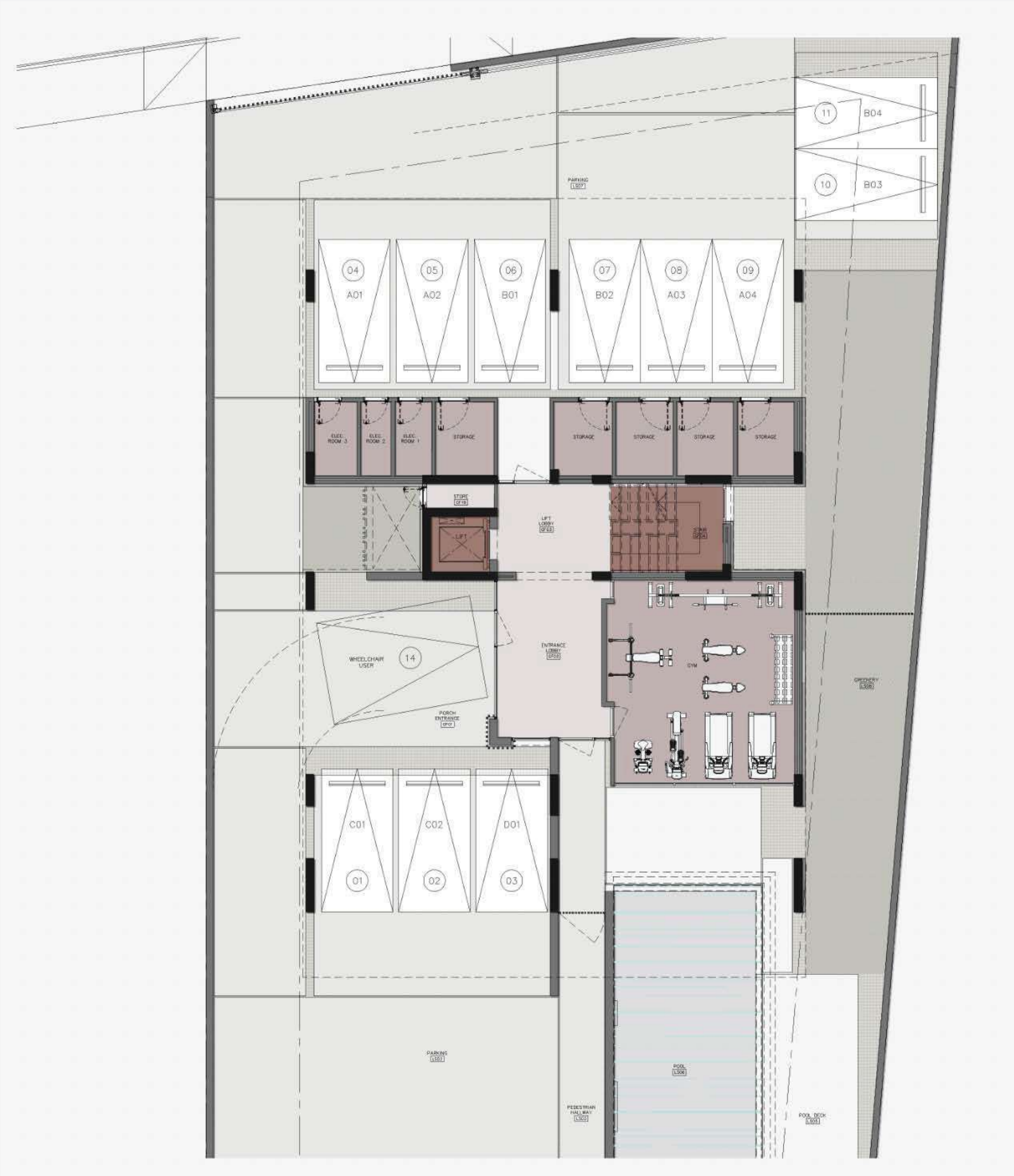
GENERAL GROUND FLOOR PLAN

ENTRANCE
PARKING
& STORAGES



GROUND FLOOR PLAN

ENTRANCE
PARKING
& STORAGES



FIRST FLOOR PLAN

APARTMENTS

TYPE A / TWO BEDROOM

- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- MASTER BEDROOM
- BALCONY

INTERIOR AREA: 80 SQM
BALCONY AREA: 22 SQM
TOTAL AREA: 102 SQM

TYPE B / ONE BEDROOM

- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- BALCONY

INTERIOR AREA: 54 SQM
BALCONY AREA: 15 SQM
TOTAL AREA: 69 SQM



SECOND FLOOR PLAN

APARTMENTS

TYPE A / TWO BEDROOM

- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- MASTER BEDROOM
- BALCONY

INTERIOR AREA: 80 SQM
BALCONY AREA: 22 SQM
TOTAL AREA: 102 SQM

TYPE B / ONE BEDROOM

- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- BALCONY

INTERIOR AREA: 54 SQM
BALCONY AREA: 15 SQM
TOTAL AREA: 65 SQM



THIRD FLOOR PLAN

APARTMENTS

TYPE C / TWO BEDROOM WITH ROOF TERRACE

- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- MASTER BEDROOM
- BALCONY

INTERIOR AREA:	80 SQM
BALCONY AREA:	22 SQM
TERRACE AREA:	102 SQM
TOTAL AREA:	182 SQM

TYPE D / ONE BEDROOM WITH TERRACE

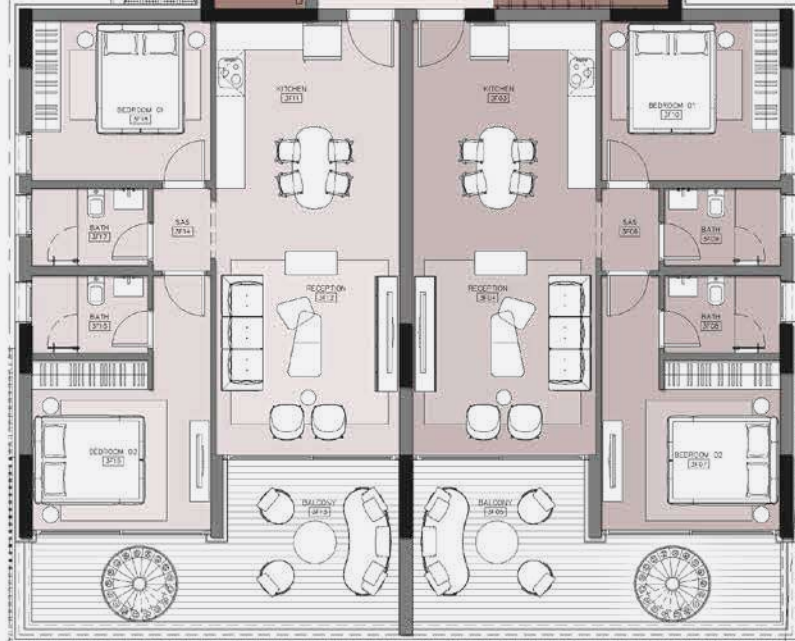
- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- TERRACE

INTERIOR AREA:	55 SQM
BALCONY AREA:	11 SQM
TERRACE AREA:	76 SQM
TOTAL AREA:	142 SQM

D01



C02



C01

INTERIOR RENDERS

1 BEDROOM



INTERIOR RENDERS

2 BEDROOMS



INTERIOR RENDERS

ROOF APARTMENT



DCL Properties

Our mission is to shape the future by crafting modern landmarks that redefine luxury and innovation. We blend visionary design with exceptional craftsmanship, featuring high-end finishes and the finest brands to create timeless spaces of unparalleled sophistication. Each project is a testament to our commitment to excellence, turning dreams into enduring realities.

Building brilliance, one masterpiece at a time.

sales@dclimited.co
+357 9999 9663