



AMARA ELEVEN

LARNACA
Cyprus

TABLE OF CONTENT

- 01 Introduction
& Location
- 02 Why
Amara Eleven
- 03 Floor Plans

01

INTRODUCTION
& *location*

DC Limited

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.

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.



LARNACA

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



Lycee Pascal School
10 mins



Aradippou Municipality
5 mins



Larnaca Downtown
6 mins



Finikoudes beach
10 mins



Rizoeliás National Forest
10 mins



02

Why

AMARA ELEVEN

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.

DCL Properties





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

Crafted with a keen eye for modern aesthetics, the architecture of this project seamlessly blends contemporary design with the charm of its natural surroundings, creating homes that are both striking and inviting. This thoughtful design underpins a lifestyle of serene luxury, where residents can indulge in spacious interiors and private outdoor havens, fostering a sense of peace and exclusivity. Beyond its architectural beauty and desirable lifestyle, the project stands as a compelling investment opportunity within Livadia, a burgeoning area in Larnaca known for its steady appreciation and strong rental yields, promising both a dream home and a smart financial future.





Amara Eleven's architecture reflects a timeless modern aesthetic infused with thoughtful design details. The buildings feature clean lines, open spaces, and elegant facades that blend seamlessly with the natural surroundings. The use of high-quality materials, large windows, and outdoor terraces invites in ample natural light and scenic views. Every residence is designed to maximize functionality while maintaining a sophisticated look, creating a harmonious indoor-outdoor living experience. The architectural approach emphasizes sustainability and comfort, ensuring that each home is a perfect sanctuary of tranquility and modern elegance, crafted for a refined yet relaxed lifestyle.





03

FLOOR
plans

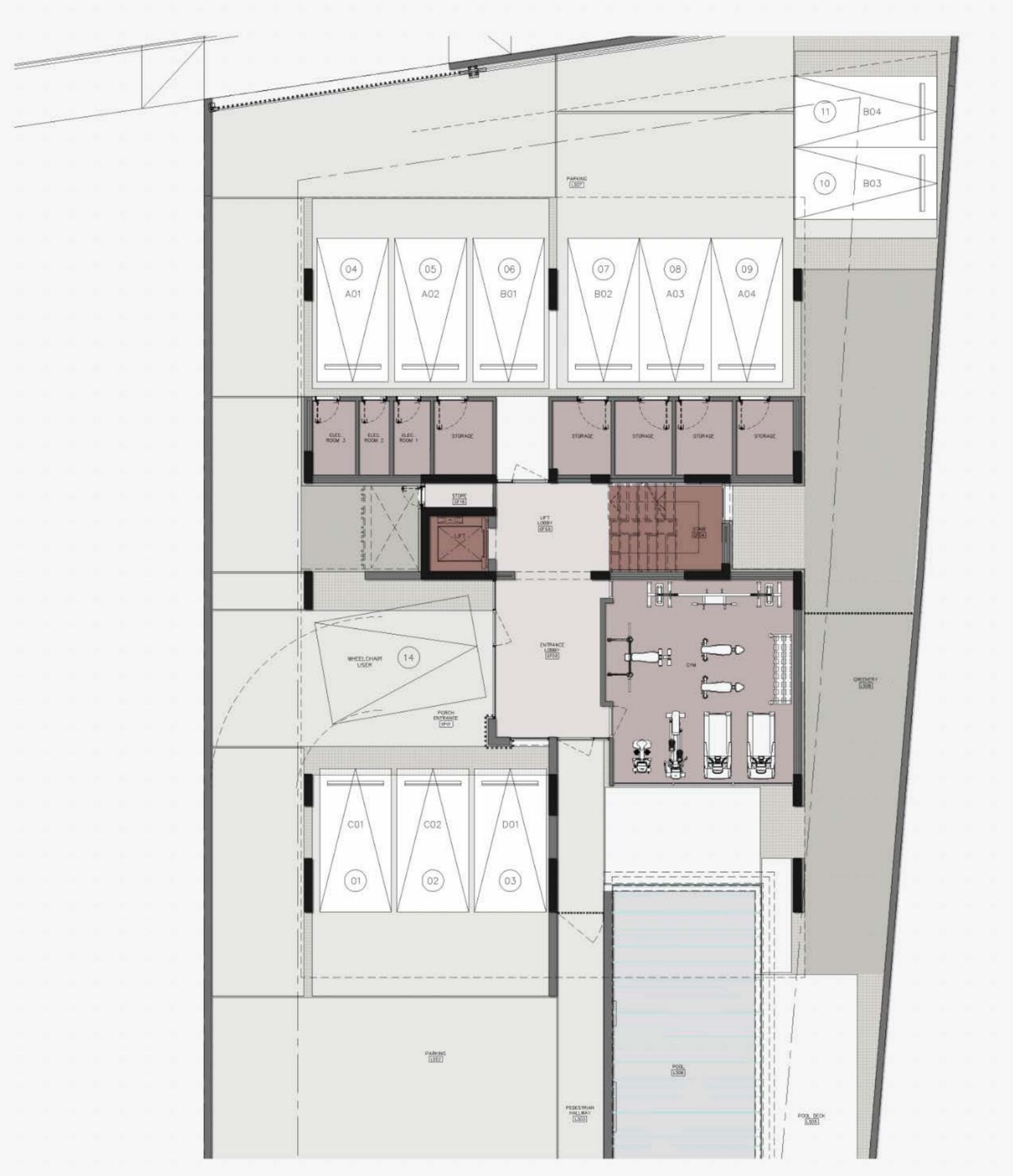
GENERAL GROUND FLOOR PLAN

ENTRANCE
PARKING
& STORAGES



GROUND FLOOR PLAN

ENTRANCE
PARKING
& STORAGES



FIRST FLOOR PLAN

APARTMENTS

TYPE A / TWO BEDROOM

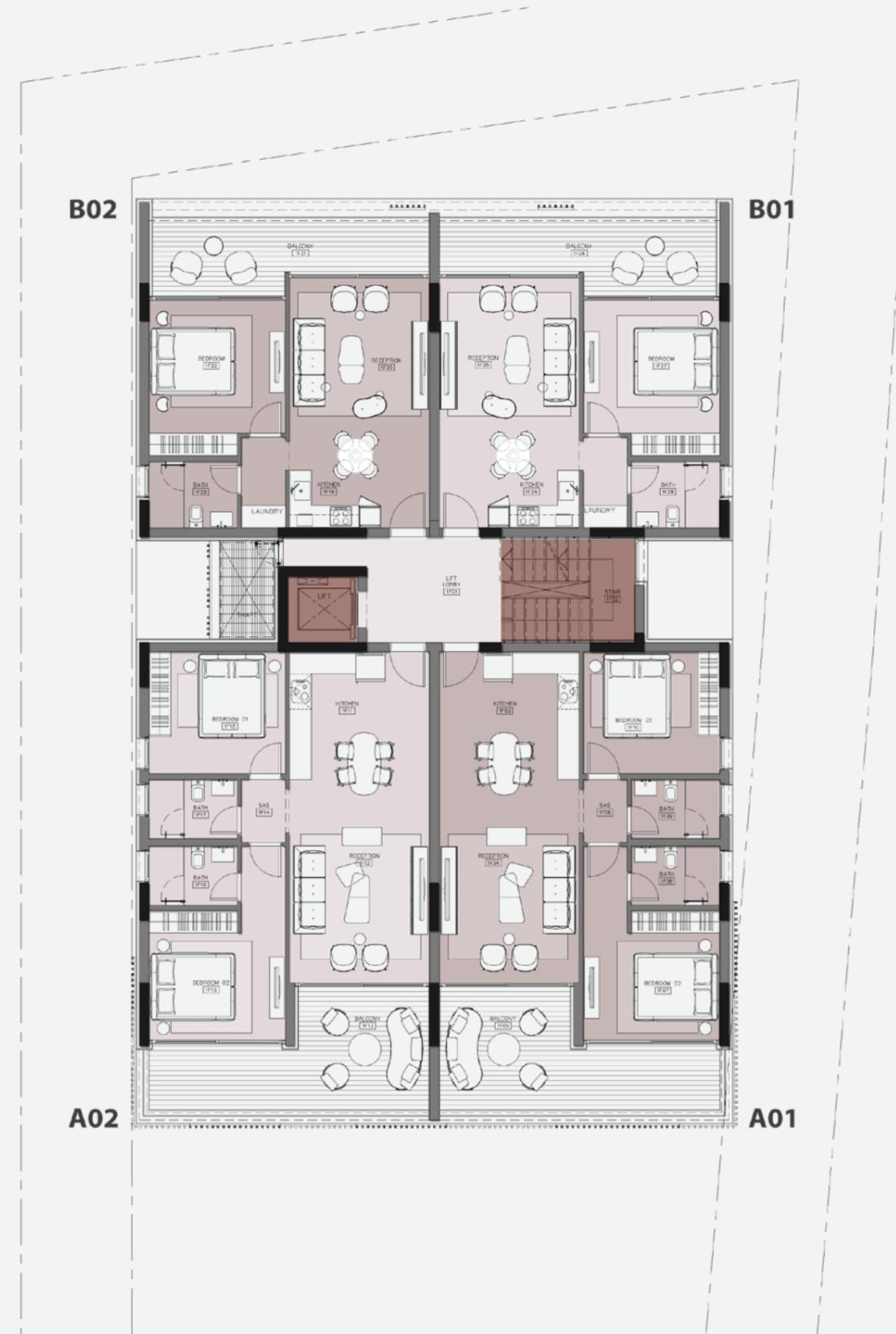
- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- MASTER BEDROOM
- BALCONY

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

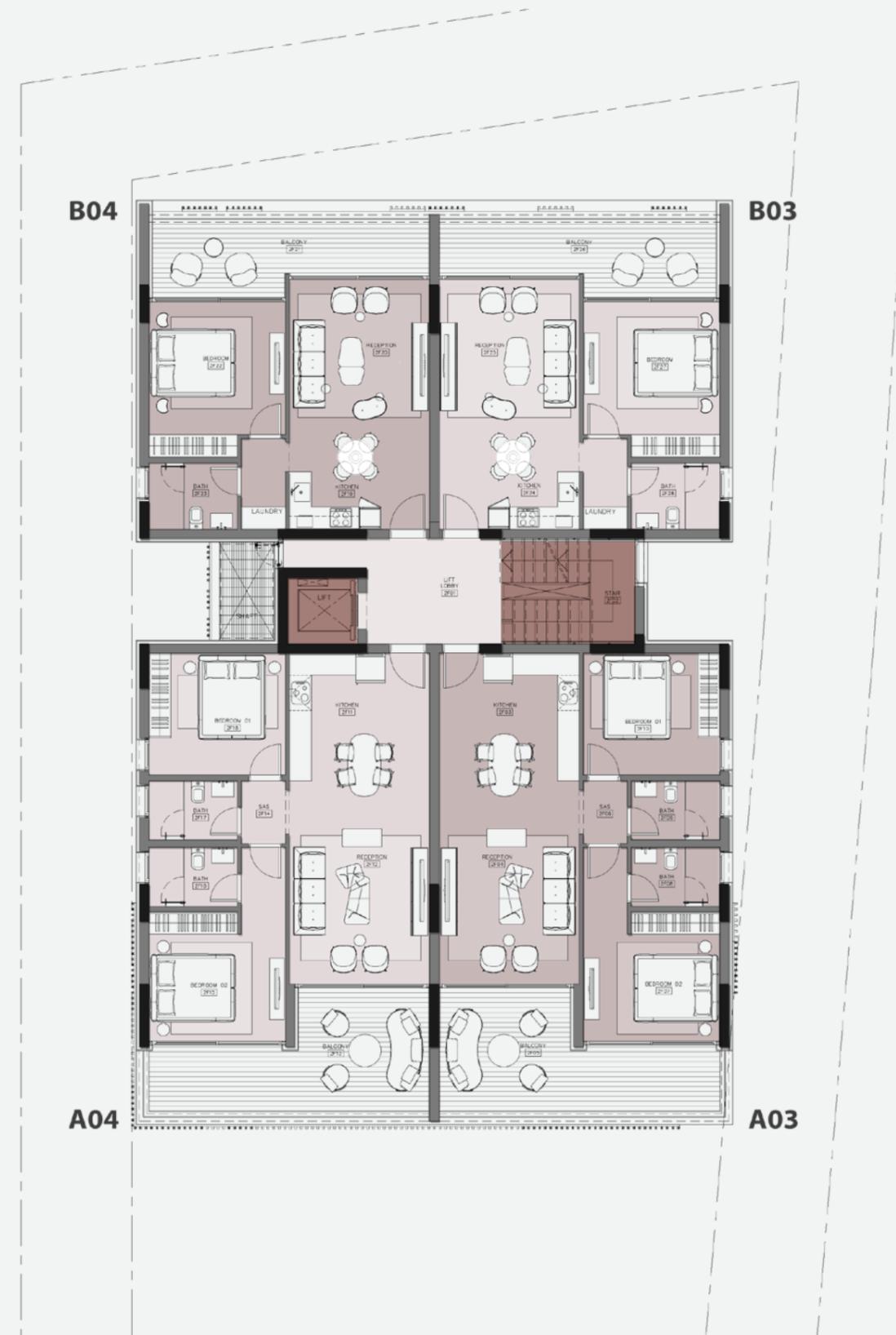
- OPEN KITCHEN
- DINING
- LIVING ROOM
- BATH
- BEDROOM
- MASTER BEDROOM
- BALCONY

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

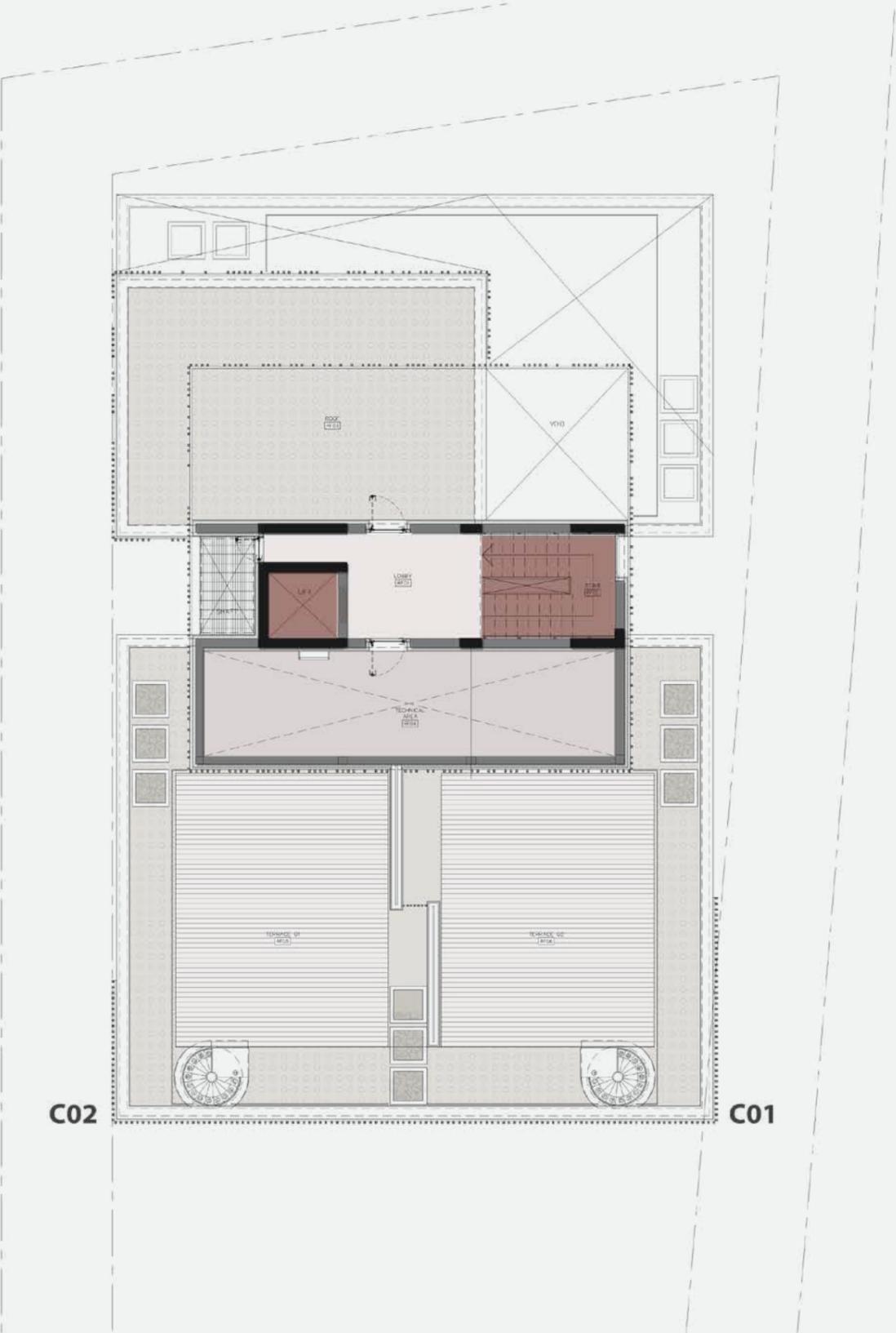
INTERIOR AREA: 55 SQM
BALCONY AREA: 11 SQM
TERRACE AREA: 76 SQM
TOTAL AREA: 142 SQM



ROOF FLOOR PLAN

TERRACES PLAN FOR TYPE C APARTMENTS

TECHNICAL & SERVICE AREA FOR THE BUILDING



AMARA ELEVEN

DCL Properties

sales@dclimited.co
+357 9999 9663