

BAMBOO 2 RESIDENCES

LIVADIA, LARNACA



BAMBOO 2 RESIDENCES

CITYGROUP
DEVELOPMENTS & INVESTMENTS

citygroup.cy

better developments. better investments.



Project Description

Bamboo 2 Residences is a two-storey property comprising 8 apartments, including a selection of spacious and elegant one-bedroom (4) and two-bedroom (4) apartments. Three apartments on the top floor also include a roof garden with amazing views of the area. **Bamboo 2** offers a peaceful retreat with stunning views of lush greenery and a nearby park, providing residents with fresh air, natural light, and a tranquil escape from city life.

Located in the rapidly evolving area of Livadia, Larnaca, **Bamboo 2** is within walking distance to schools, supermarkets and new neighborhoods. Easy and quick access to the Larnaca city center, beach and the new Larnaca Marina, as well as highways ensuring convenience and accessibility.

Beyond convenience, the area is experiencing a strong demand for high-quality housing, and it is located nearby upcoming projects like the "Land of Tomorrow" coastline, making **Bamboo 2 Residences** an attractive investment opportunity.

8 Apartments

4 One bedroom / 4 Two bedroom



1Bed / 2Beds / 2Beds + 1



1Bath / 2Baths / 2Baths + 1



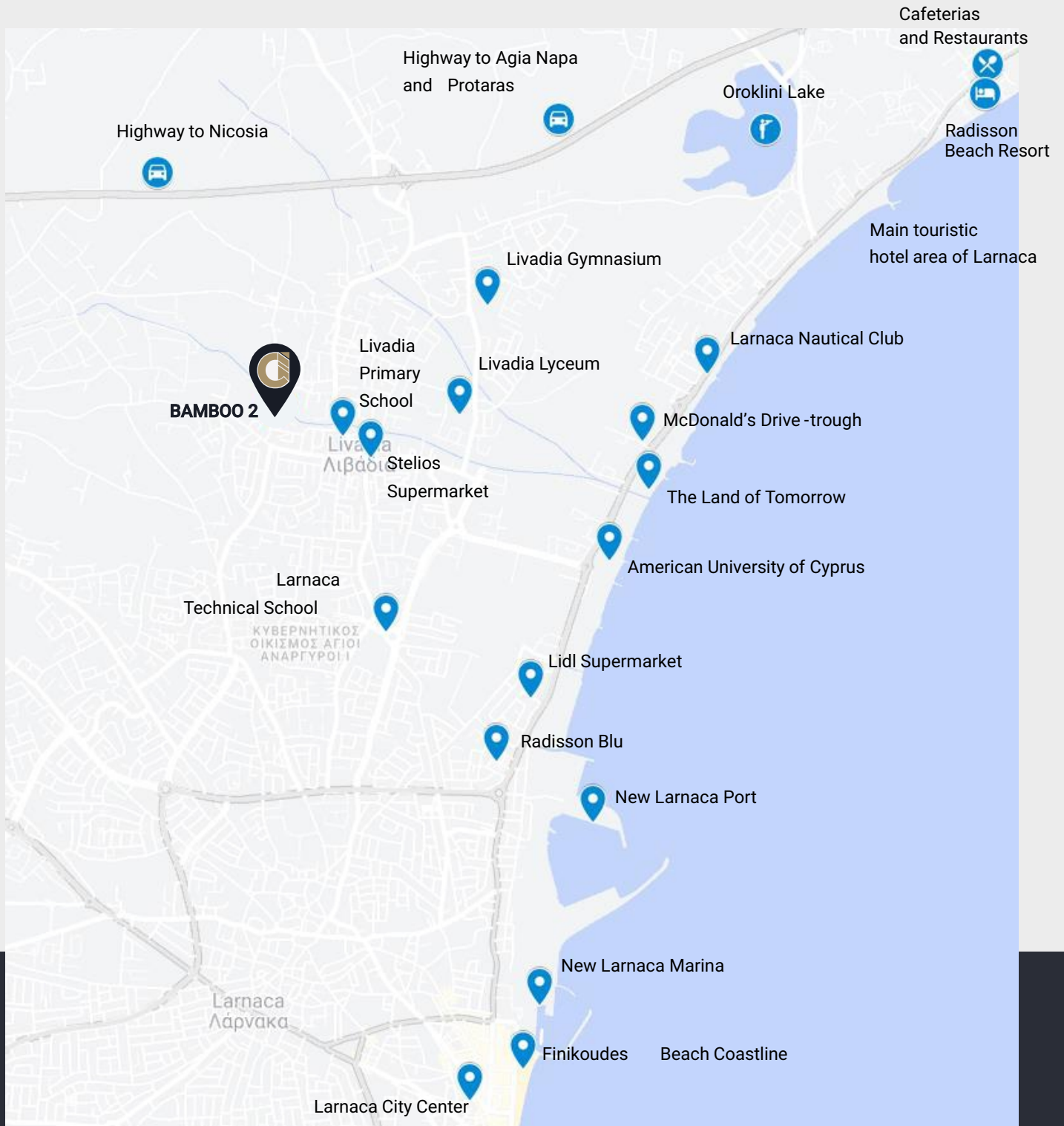
55.27 - 174sqm



Project Features

- ✓ **Energy efficient** insulation and windows
- ✓ High-end **European tiles and parquet**
- ✓ Luxury white sanitary and **Grohe fittings**
- ✓ **Modern and functional kitchen**, personalized by local professional carpenters
- ✓ **Secure** main entrance doors
- ✓ Private **covered** parking and private **storage rooms**
- ✓ Provision for **high-speed internet** connectivity
- ✓ Provision of **air conditioning**
- ✓ Three apartments with **roof garden**

Project Location



5/min drive to the beach / Dhekeliá area

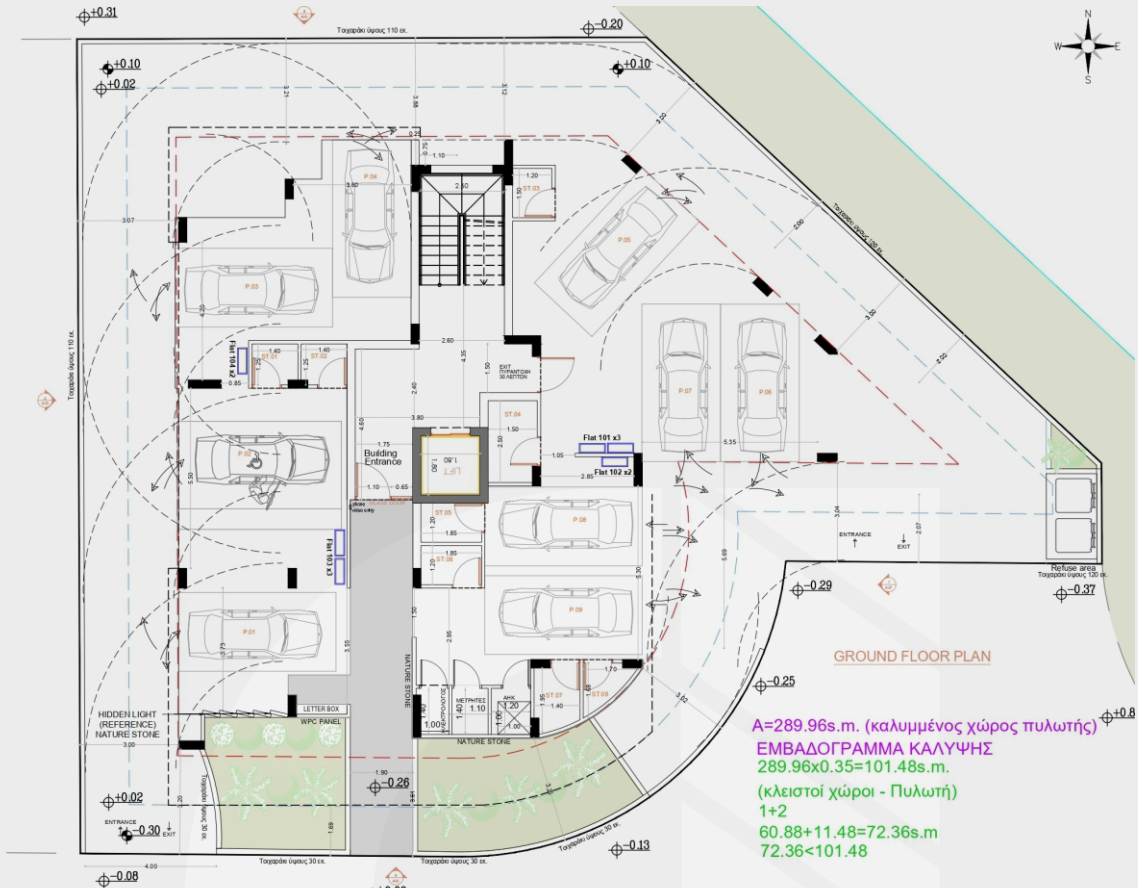
5/min drive to the main highway

5/min drive to Larnaca city centre

15/min drive to the Larnaca International Airport

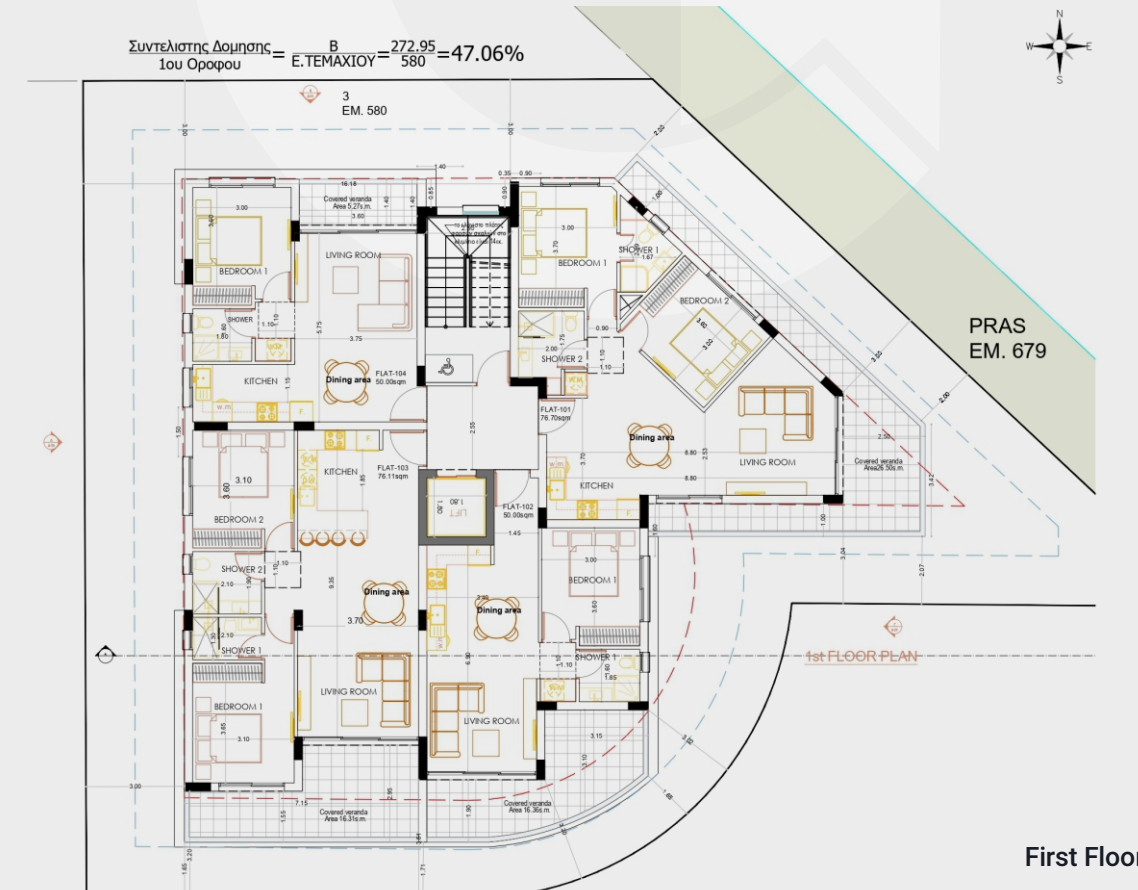
BAMBOO 2 RESIDENCES

Project Architectural Plans



Ground Floor

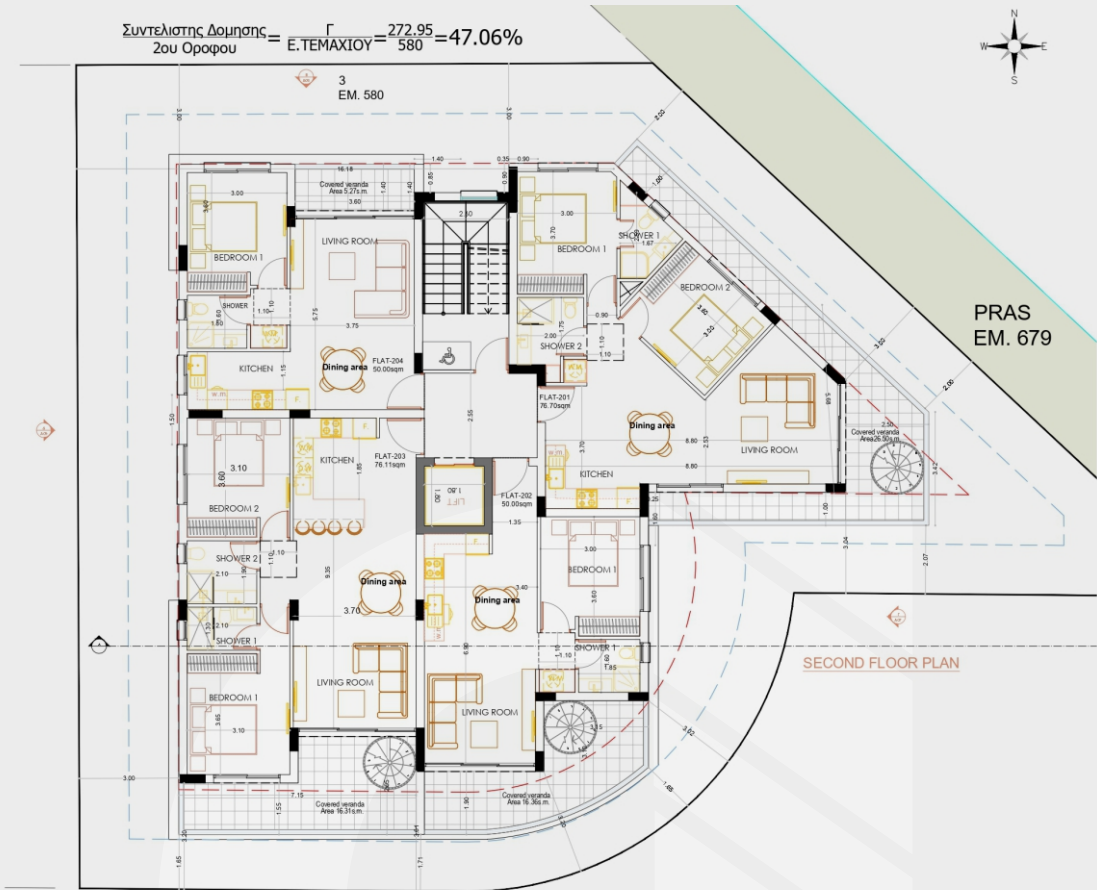
$$\frac{\text{Συντελεστής Δομής}}{\text{1ου Ορόφου}} = \frac{B}{E.ΤΕΜΑΧΙΟΥ} = \frac{272.95}{580} = 47.06\%$$



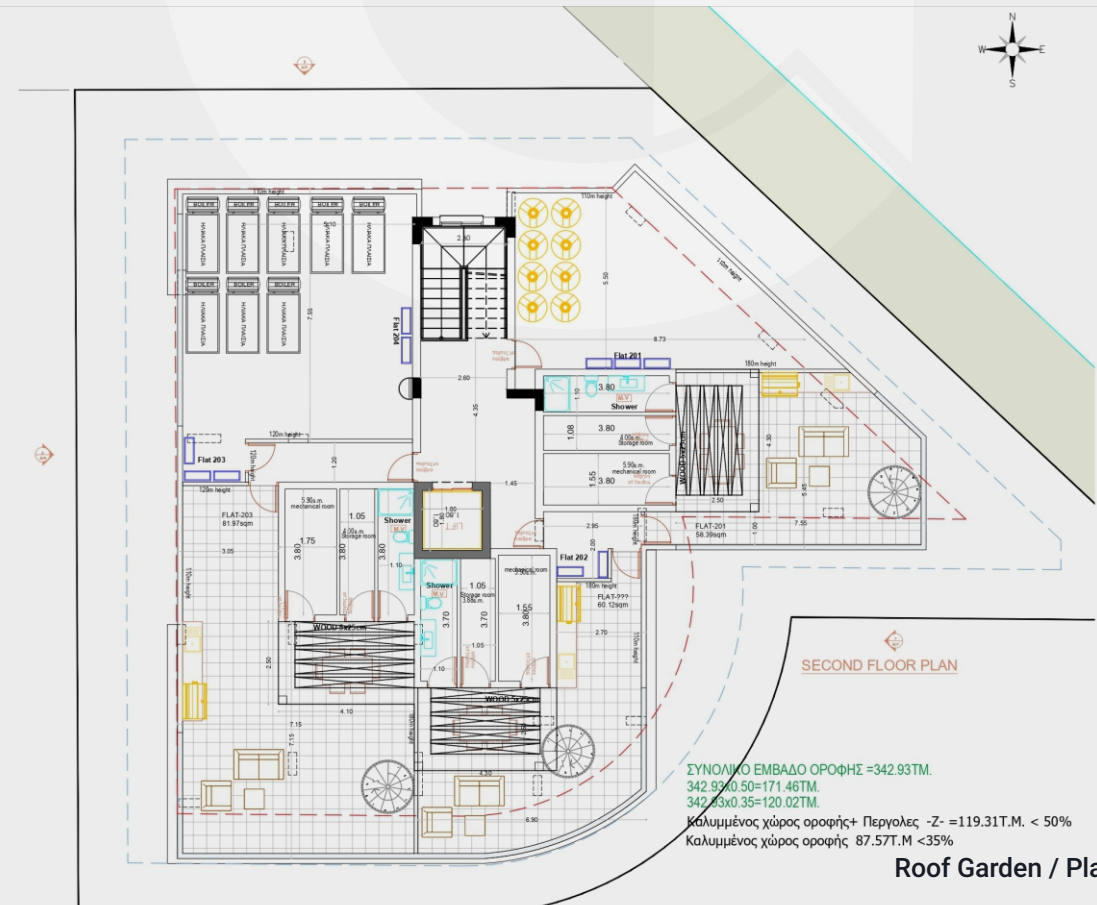
First Floor

Project Architectural Plans

$$\frac{\text{Συντελεστής Δομής}}{\text{2ου Οροφού}} = \frac{\Gamma}{\text{E.TEMAXIOY}} = \frac{272.95}{580} = 47.06\%$$



Second Floor





Apartments Characteristics and Pricing

Ap. No.	Beds	Baths	Internal Covered Area (sqm)	Covered Verandas (sqm)	Total Covered Area (sqm)	Common Areas (sqm)	Storage (sqm)	Parking Area (sqm)
101	2	2	76.70	26.50	103.2	5.31	Needs allocation	12
102	1	1	50.00	16.36	66.36	5.31	Needs allocation	12
103	2	2	76.11	16.31	92.42	5.31	Needs allocation	12
104	1	1	50.00	5.27	55.27	5.31	Needs allocation	12
201	2	2	76.70	26.50	103.2	5.31	Needs allocation	12
202	1	1	50.00	16.36	66.36	5.31	Needs allocation	12
203	2	2	76.11	16.31	92.42	5.31	Needs allocation	12
204	1	1	50.00	5.27	55.27	5.31	Needs allocation	12

Apartments with Roof Garden

Ap. No.	Uncovered Verandas (sqm)	Storage (sqm)	Electrical Facilities Room / Storage (sqm)	WC/Shower (sqm)
201	58.39	4.00	5.90	4.18
202	60.12	4.00	5.90	4.18
203	81.97	4.00	5.90	4.18



citygroup.cy

better developments. better investments.

HEAD OFFICE

3 Galaxia Street, JGL Building, Block A, Shop 33, 7041 Larnaca, Cyprus

(opposite Radisson Beach Resort)

T. +357 99 695 888 | +357 94 209 383 E. info@citygroup.cy

