

BAMBOO ROYALE

PANACITY - SHPERLING JVS

LIVADIA, LARNACA



CITYGROUP
DEVELOPMENTS & INVESTMENTS

SHPERLING
REAL ESTATE

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About the Project

Project: Bamboo Royale
Type: Luxury Apartments
Location: Livadia - Larnaca
Units: 26

Bamboo Royale is a premium residential development in Livadia, one of Larnaca’s fastest-growing and most sought-after neighborhoods.


This exclusive project features **26 elegant units**, including modern one- and two-bedroom apartments and spacious three-bedroom penthouses with private rooftop verandas and built-in barbecue areas—perfect for relaxing or entertaining with panoramic views.

Designed to offer a complete lifestyle experience, **Bamboo Royale** provides a range of upscale amenities, including a **swimming pool, gym, sauna, landscaped gardens, changing rooms, covered parking, private storage rooms**. Whether you're a family looking for comfort, an investor seeking long-term value, or a professional in search of contemporary living, this development meets every need.


Ideally located just 5 minutes from the beach, 10 minutes from the city centre, and 15 minutes from the Larnaca International Airport, **Bamboo Royale** offers a rare combination of peaceful residential living with convenient access to everything the city has to offer. A true opportunity to enjoy luxury, practicality, and growth potential—right in the heart of Cyprus’s coastal future.

Key Facilities


- Swimming pool
- Gym
- Sauna
- Landscaped gardens
- Changing rooms
- Covered parking
- Private storage rooms



1Bed / 2Beds / 3Beds



1Bath / 2Baths / 2Baths + 1



39.65 - 87.61sqm

BAMBOO
ROYALE





A new standard living in Livadia

Project Features

- ✓ **Energy efficient** insulation and windows
- ✓ High-end **European tiles and parquet**
- ✓ Luxury white sanitary and high quality 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**
- ✓ Five apartments with **roof garden**





Project Location

5/min drive to the beach / Dhekelia area

5/min drive to the main highway

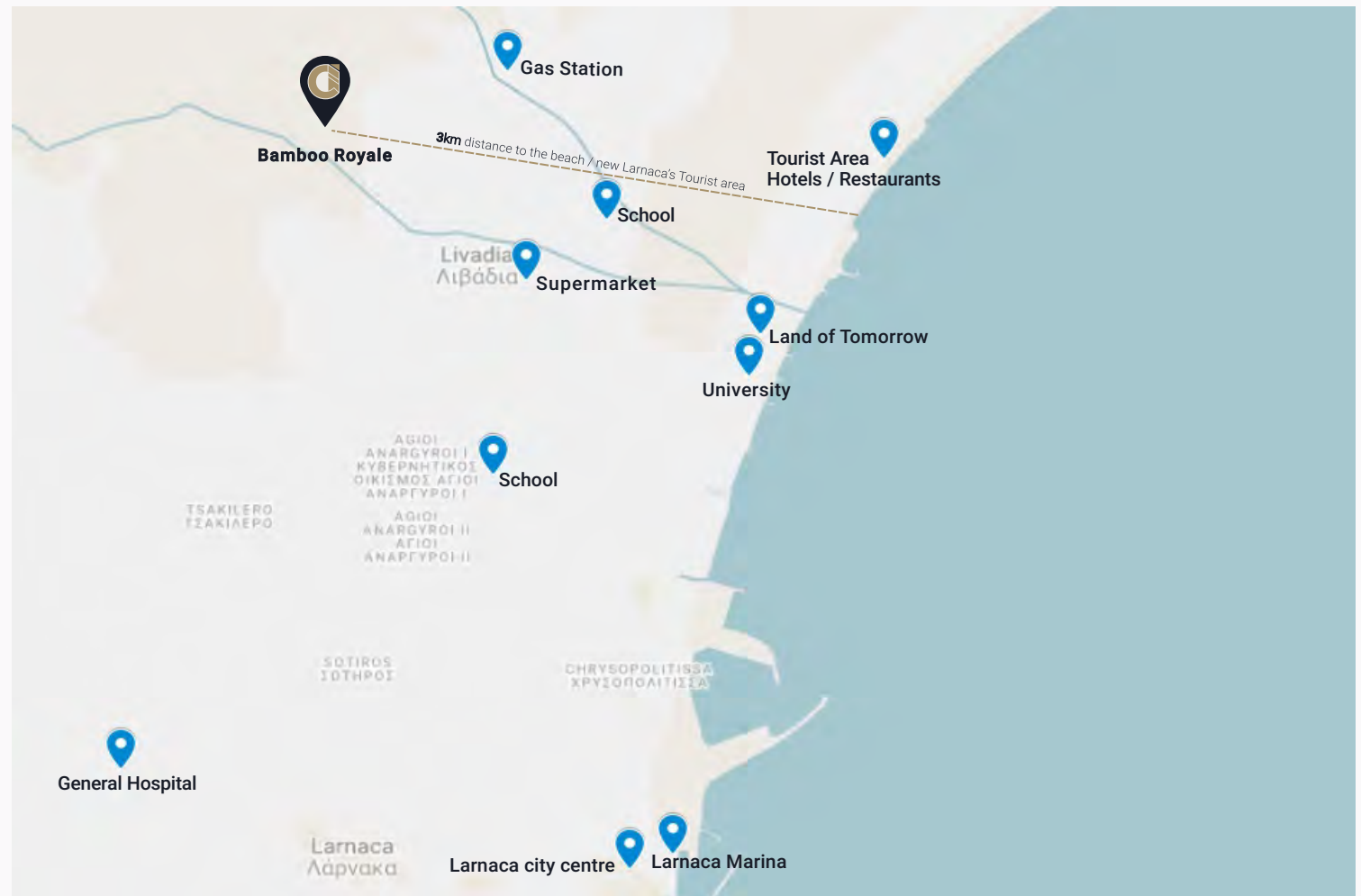
5/min drive to the Larnaca City Centre

15/min drive to the Larnaca International Airport

Land of Tomorrow

Bamboo Royale is located just 3km from the **Land of Tomorrow**, a ground breaking development transforming the city's coastline and setting a new standard for urban living in Cyprus. Blending world-class architecture with sustainable design and vibrant public spaces, this landmark project transforms a former industrial zone into a thriving, modern water front destination.

More than a development, it's a symbol of Larnaca's evolution-positioning the city as a leader in smart, forward-thinking coastal living. With the Land of Tomorrow, Larnaca steps confidently onto the global stage.





Block B



BAMBOO ROYALE BLOCK B

Block A



BAMBOO ROYALE BLOCK A

- 1 bed studio
- 2 bed apartment
- 2 bed split apartment



Area 534.56m²
534.56x25%=133.64m²

Block A 2nd Floor Plan

- 1 bed studio
- 2 bed split penthouse apartment
- 2 bed penthouse apartment



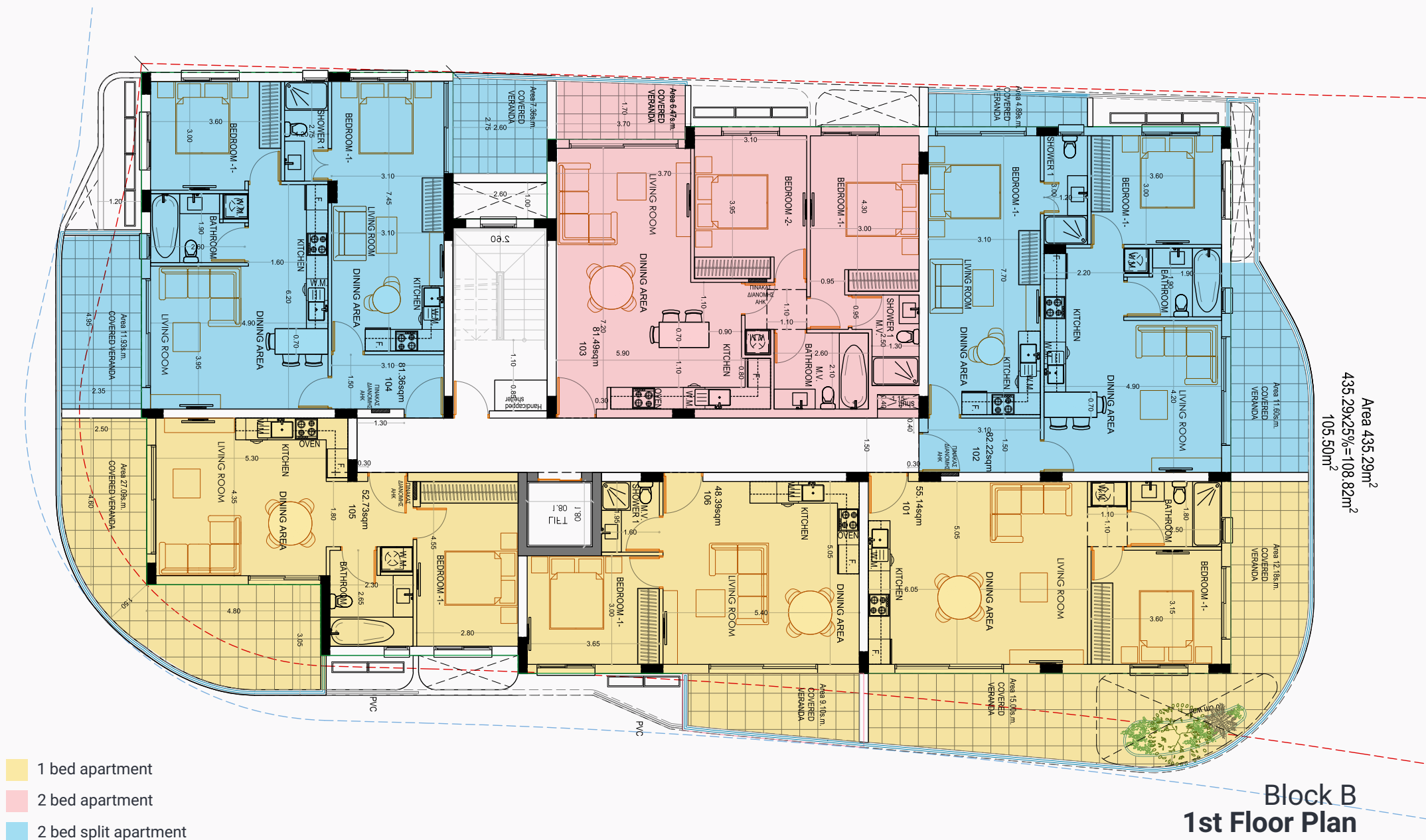


Block A
Roof Garden Plan



Area 435.29m²
435.29x25%=108.82m²
105.50m²

Block B 1st Floor Plan

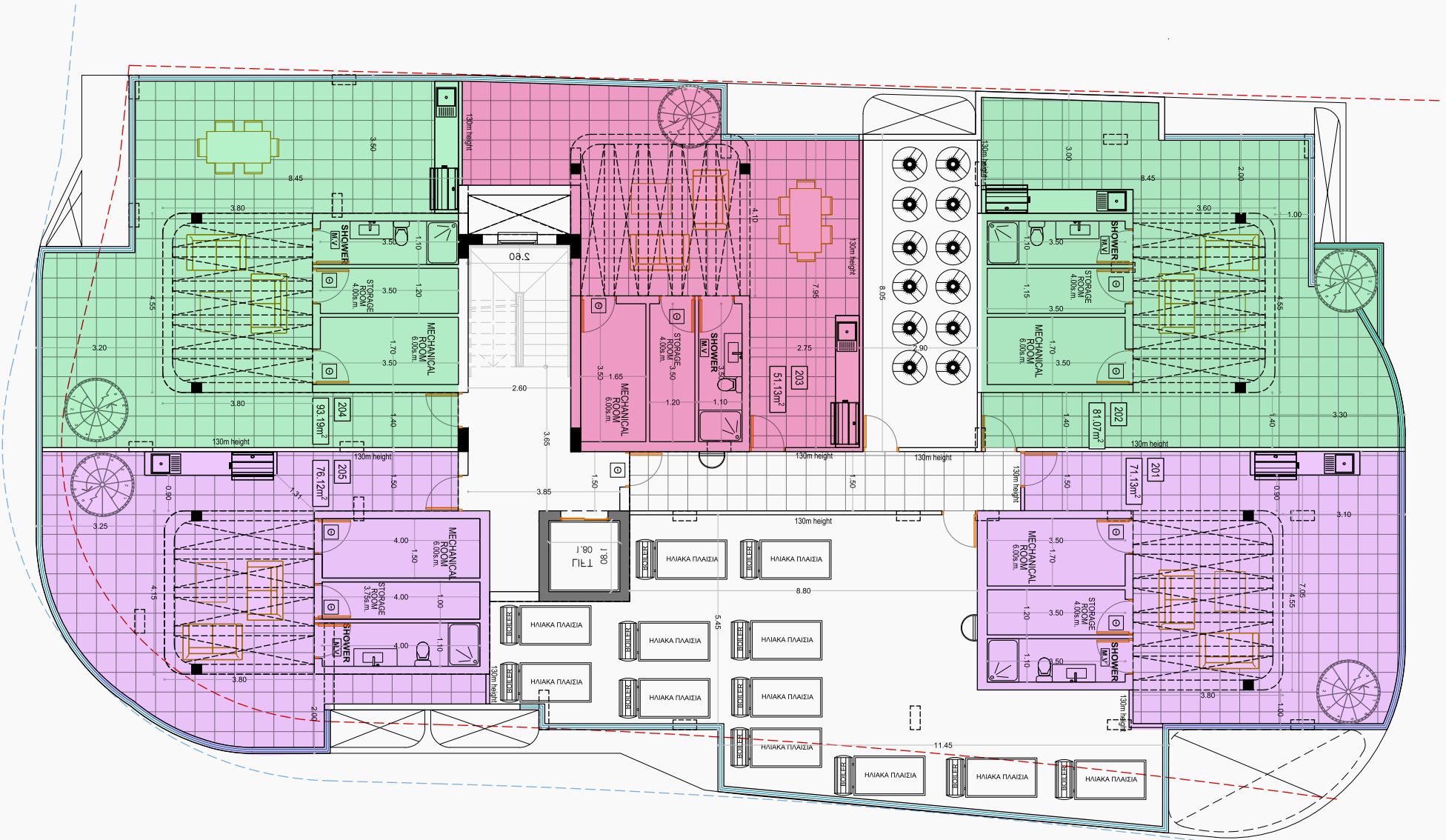


Area 435.29m²
435.29x25%=108.82m²



- 1 bed apartment
- 2 bed apartment penthouse apartment
- 2 bed split penthouse apartment
- 1 bed penthouse apartment

Block B
2nd Floor Plan



Block B
Roof Garden Plan

Your personal rooftop escape with full privacy and panoramic views



Apartments Characteristics

BLOCK A | BAMBOO ROYALE

Construction starting on **Sep. 2026** with delivery on **Dec. 2028**

Ap. No.	Beds	Baths	Internal Covered Area (sqm)	Covered Verandas (sqm)	Total Covered Area (sqm)	Common Areas (sqm)	Parking Area (sqm)
101	2	2	87.51	26.58	114.09	5.20	12
102	2	2	86.31	24.45	110.76	5.20	12
103	STUDIO	1	39.65	9.57	49.22	5.20	12
104	STUDIO	1	40.34	9.80	50.14	5.20	12
105	2	2	86.16	23.37	109.53	5.20	12
106	2	2	84.44	22.22	106.66	5.20	12
107	2	2	78.36	10.60	88.96	5.20	12
201	2	2	87.51	26.58	114.09	5.20	12
202	2	2	86.31	24.45	110.76	5.20	12
203	STUDIO	1	39.65	9.57	49.22	5.20	12
204	STUDIO	1	40.34	9.80	50.14	5.20	12
205	2	2	86.16	23.37	109.53	5.20	12
206	2	2	84.44	22.22	106.66	5.20	12
207	2	2	78.36	10.60	88.96	5.20	12

Apartments with roof garden

Ap. No.	Uncovered Verandas (sqm)	Mechanical Room/ Storage (sqm)	WC/Shower (sqm)
201	52.54	12.63	5.32
202	97.36	12.63	5.32
205	78.91	12.63	5.32
206	93.65	12.63	5.32
207	69.94	12.47	5.37

Apartments Characteristics

BLOCK B | BAMBOO ROYALE

Construction starting on **Sep. 2026** with delivery on **Dec. 2028**

Ap. No.	Beds	Baths	Internal Covered Area (sqm)	Covered Verandas (sqm)	Total Covered Area (sqm)	Common Areas (sqm)	Parking Area (sqm)
101	1	1	55.14	27.21	82.35	6.39	12
102	2	2	82.22	16.49	98.71	6.39	12
103	2	2	81.49	6.47	87.96	6.39	12
104	2	2	81.36	19.29	100.65	6.39	12
105	1	1	52.73	27.09	79.82	6.39	12
106	1	1	48.39	9.10	57.49	6.39	12
201	1	1	55.14	27.06	82.20	6.39	12
202	2	2	82.22	16.49	98.71	6.39	12
203	2	2	81.49	6.47	87.96	6.39	12
204	2	2	81.36	19.29	100.65	6.39	12
205	1	1	52.73	27.09	79.82	6.39	12
206	1	1	48.39	9.10	57.49	6.39	12

Apartments with roof garden

Ap. No.	Uncovered Verandas (sqm)	Mechanical Room / Storage (sqm)	WC/Shower (sqm)
201	53.02	12.63	5.32
202	63.12	12.63	5.32
203	55.45	12.63	5.32
204	75.26	12.63	5.32
205	57.68	12.44	5.59



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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.** sales@citygroup.cy