

**LUXURY  
LIVING**



**GADALLA  
DEVELOPERS**

IN ASSOCIATION WITH  
IPC INTERNATIONAL



**KAMARES RESIDENCE**



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**PHARONICA DEVELOPERS** are proud to present its new signature residential project " **SOPHIA RESIDENCE**" - located in the centre of Larnaca City.

**KAMARES RESIDENCE** will comprise of 8 x 2 bedroom luxury apartments on the first 3 floors and 1 x 3 bedroom apartment on the 4th floor with an individual private and luxury roof-garden with amazing views of Larnaca City. Each apartment has one parking bay and store room.

**KAMARES RESIDENCE** is situated in a lovely and quiet UP-MARKET residential neighbourhood and is surrounded by large luxury residential villas next to St George School Gardens.

All energy efficient luxury apartments are designed to have large living areas and balconies along with large bedrooms including en-suite shower rooms and built in wardrobes. For those who prefer the top-end of luxury, they can select to purchase a 3 bedroom luxury penthouse on the 4th floor with an option of a future room on the roof-garden with special features which provides luxury living to its limits.

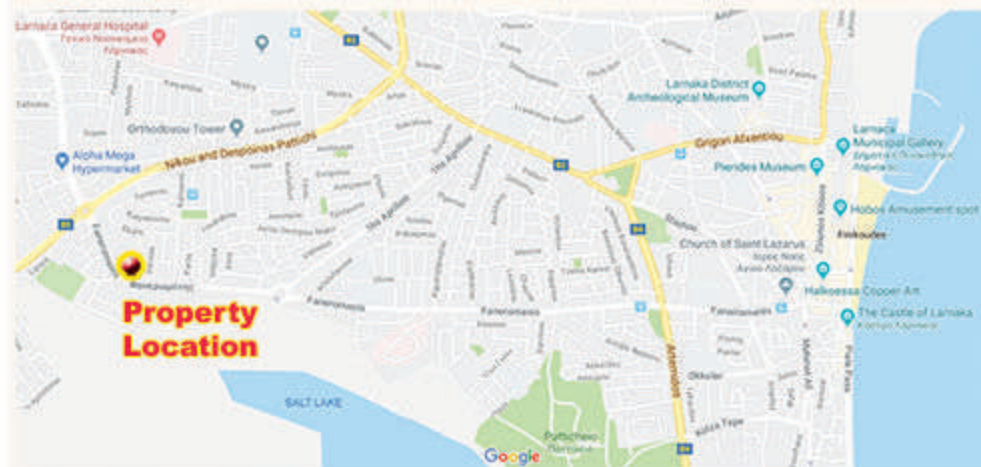
**KAMARES RESIDENCE** has been fully designed and studied by a firm of leading architects, engineers and Interior Designers. The modern design of the exterior and internal of the building makes excellent use of features like, high pressured laminated wood, exterior facial marble, unique glass balconies and smart design layout of living areas designed to offer optional space, privacy and also views of the prestigious neighbourhood.

The project is expected to be completed before 30th September 2019.

**Property distance from:**

Center of town **5 minutes** Beach **6 minutes** Airport **10 minutes**  
Nicosia **35 minutes** Ayia Napa **30 minutes** Limassol **40 minutes**

## CYPRUS



LARNACA

## PROPERTY DESCRIPTION

LUXURY  
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EXTERIOR DESIGN







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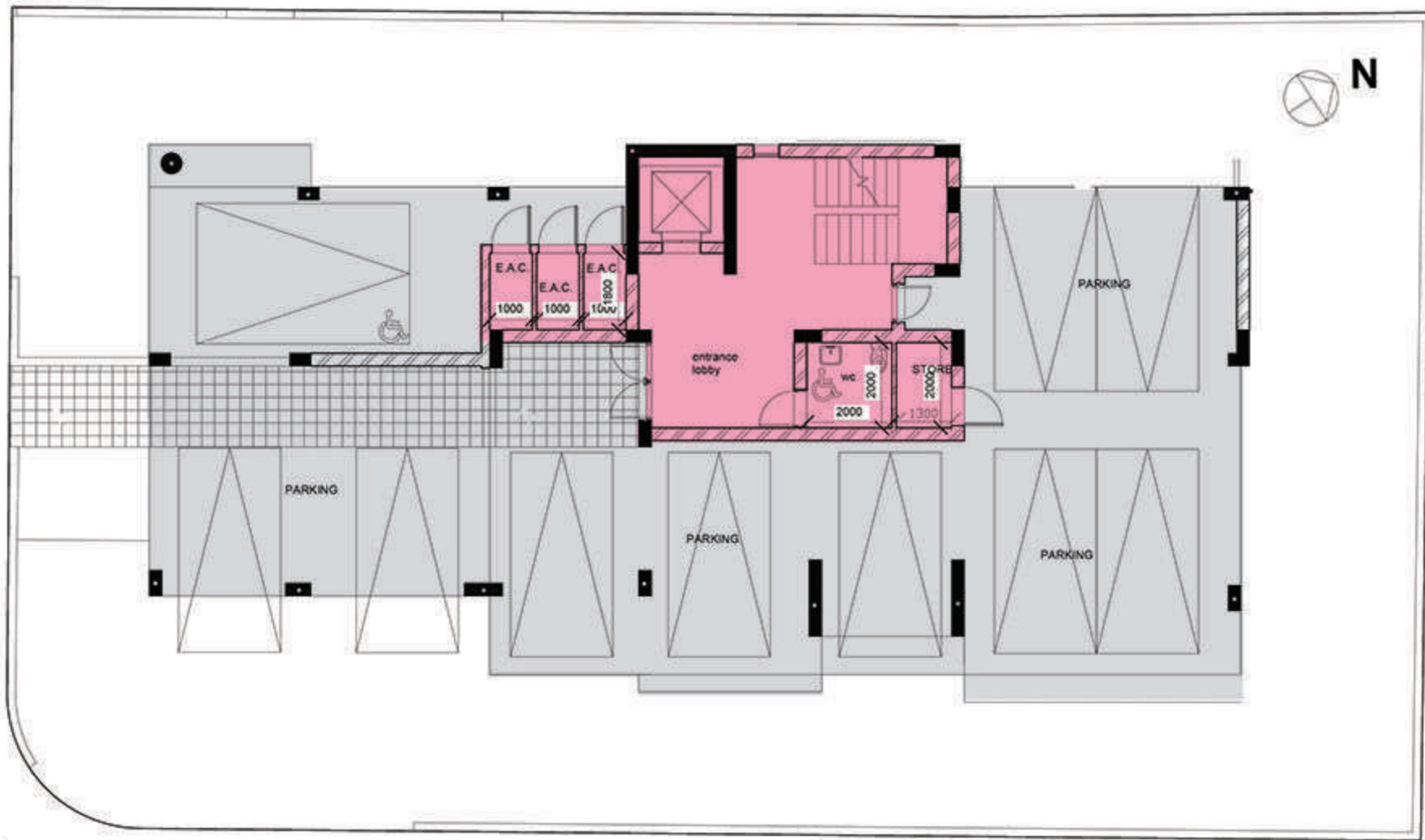


INTERIOR DESIGN



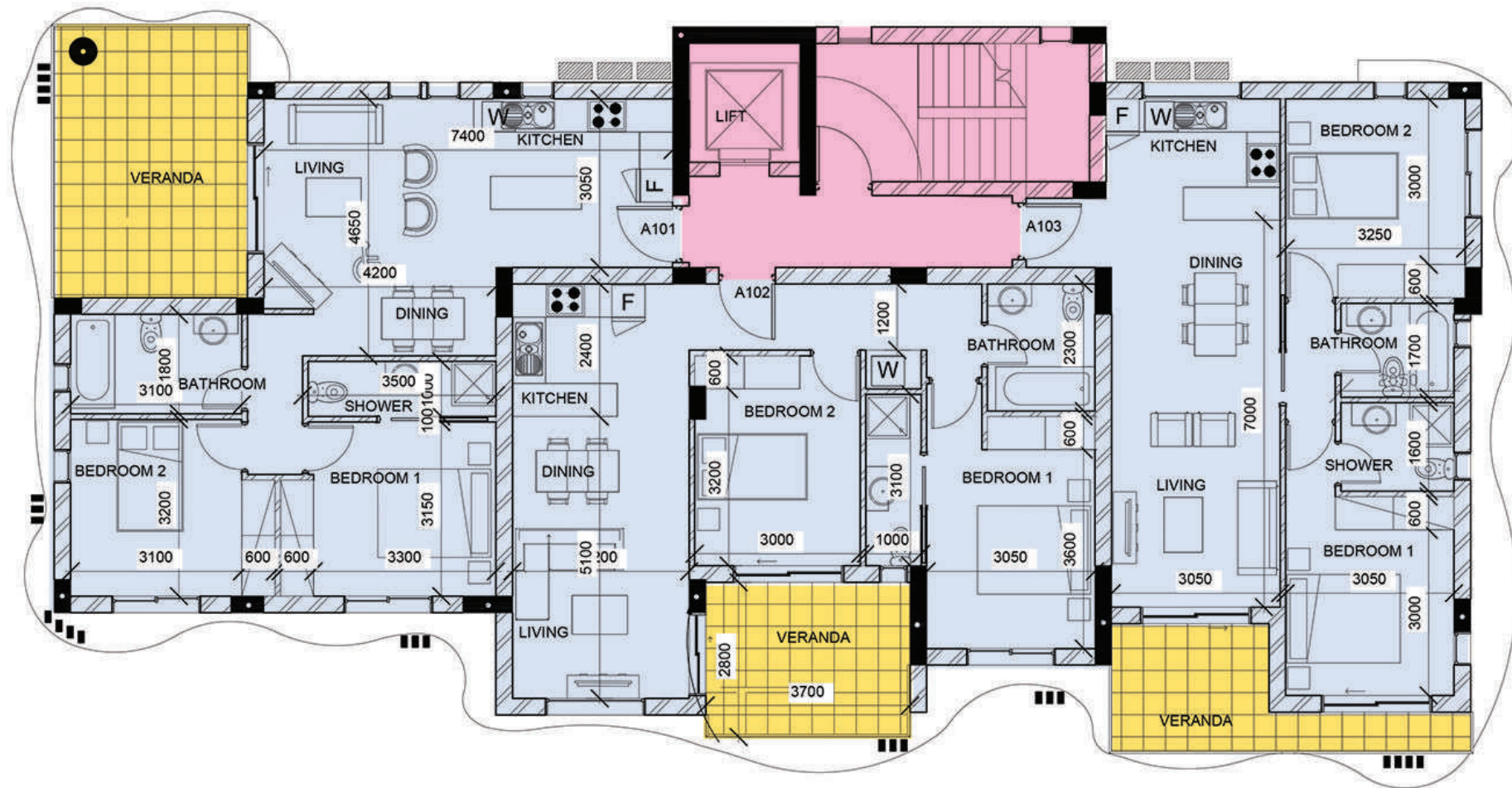






GROUND FLOOR

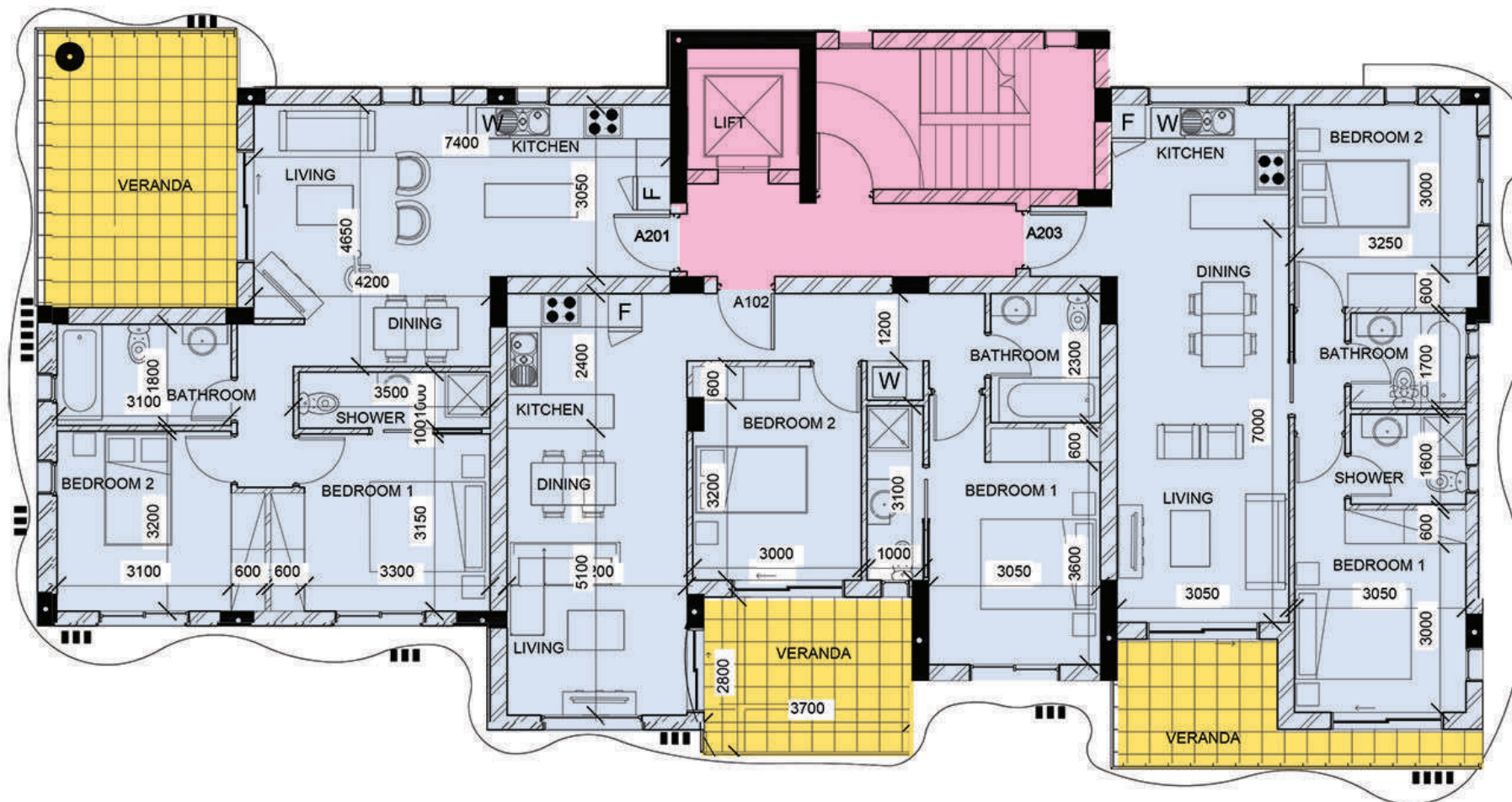




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Total m <sup>2</sup>
A101	2	75	17	-	92
A102	2	75	11	-	86
A103	2	75	10	-	85

## FIRST FLOOR

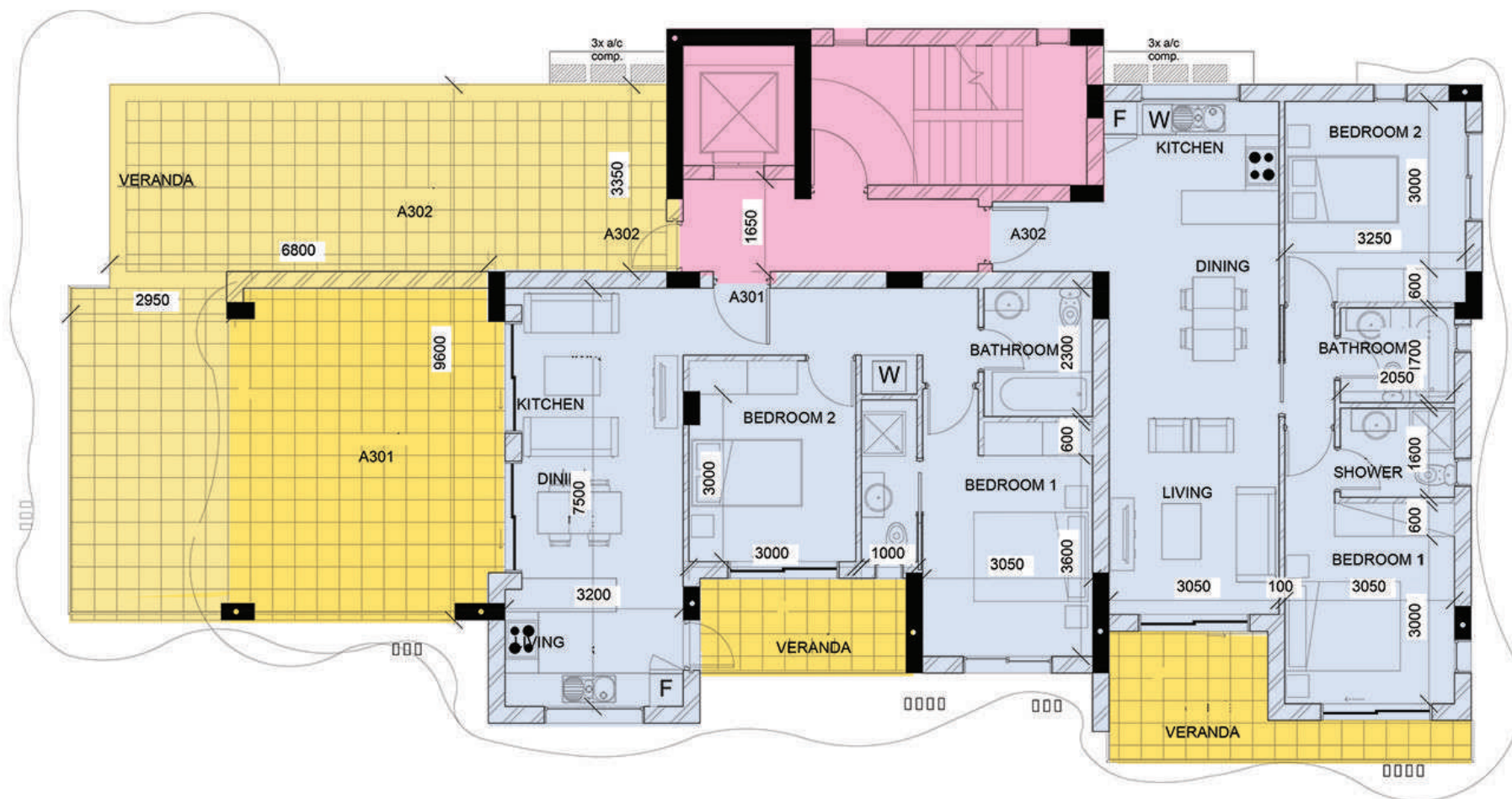




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Total m <sup>2</sup>
A201	2	75	17	-	92
A202	2	75	10	-	85
A203	2	75	10	-	85

## SECOND FLOOR

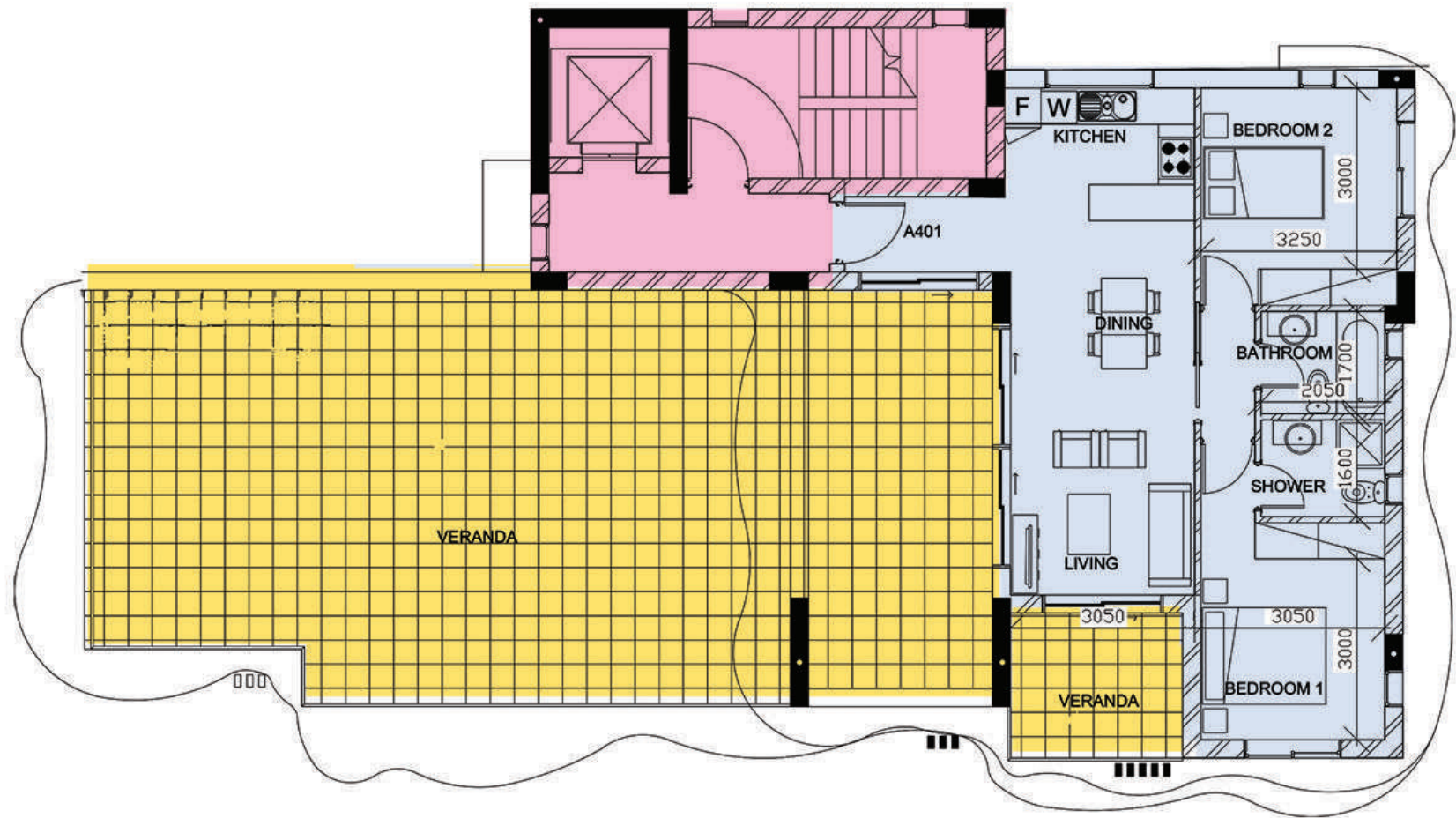




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Total m <sup>2</sup>
A301	2	75	36	17	128
A302	2	75	9	35	119

## THIRD FLOOR





Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Total m <sup>2</sup>
A401	2	75	31	77	183

## FOURTH FLOOR









**Egypt: 0020 2 2541 2502 (Landline) 0020 10 1832 0003 (Mobile)    Lebanon: 00961 3 888 202 (Mobile)**

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