

LUXURY  
LIVING



GADALLA  
DEVELOPERS

IN ASSOCIATION WITH  
IPC INTERNATIONAL



MARIAM  
RESIDENCE



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MARIAM RESIDENCE



**GADALLA DEVELOPERS** in association with IPC International are proud to present its new residential project “**MARIAM RESIDENCE**” located in the heart of Larnaca City.

**MARIAM RESIDENCE** will comprise of 12 x 2 bedroom luxury apartments on the first 4 floors and 1 x 3 bedroom luxury penthouse apartment on the 5th floor with an individual private and luxury roof-garden with amazing views of the City Centre with Sea View.

**MARIAM RESIDENCE** is situated just 200 meters to the main shopping centre and 400 meters to Finikoudes promenade and 150 meters to the American Academy private school.

All energy efficient high end specification luxury apartments are designed with elegance to provide luxury living in the City Centre including en-suite shower rooms and built in wardrobes. For those who prefer the top-end luxury, they can select to purchase a large 3 bedroom luxury penthouse apartment on the 5th floor which provides luxury living to its limits.

**MARIAM 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 the features like, high pressured laminated wood, exterior facial marble, unique glass balconies and smart design layout of the living areas designed to offer optional space, privacy and also views of the City Centre downtown.

The project is expected to be completed by February 2020.

#### **Property distance from:**

Center of town **200 meters** Beach **400 meters** Airport **8 minutes**  
Nicosia **35 minutes** Ayia Napa **30 minutes** Limassol **40 minutes**

## CYPRUS



## PROPERTY DESCRIPTION



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EXTERIOR DESIGN





**EXTERIOR DESIGN**



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INTERIOR DESIGN



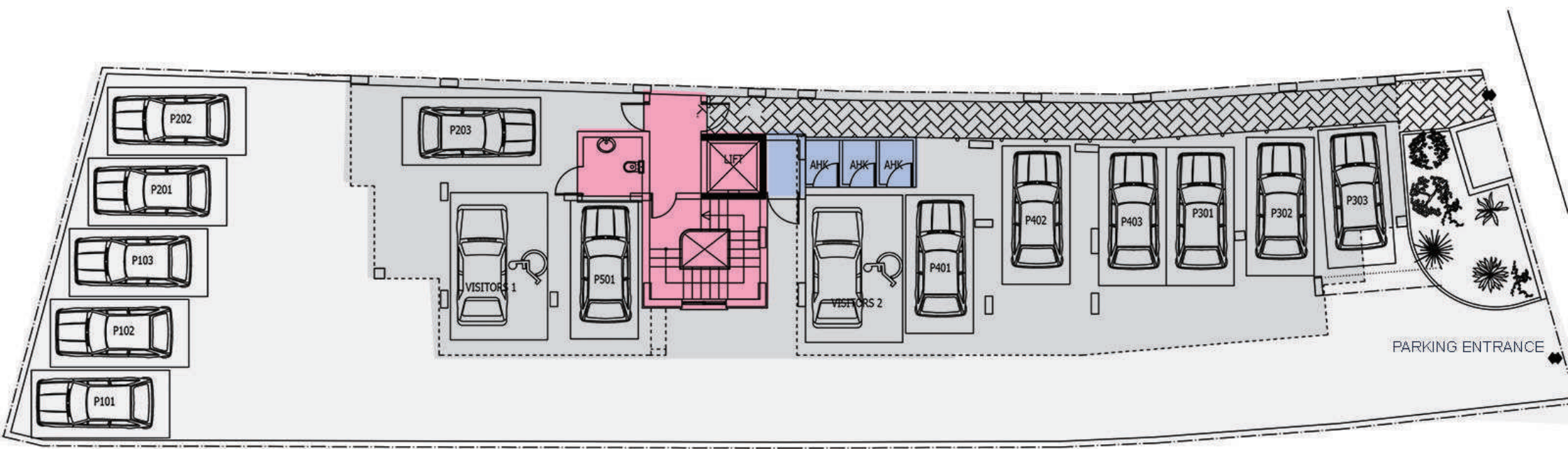
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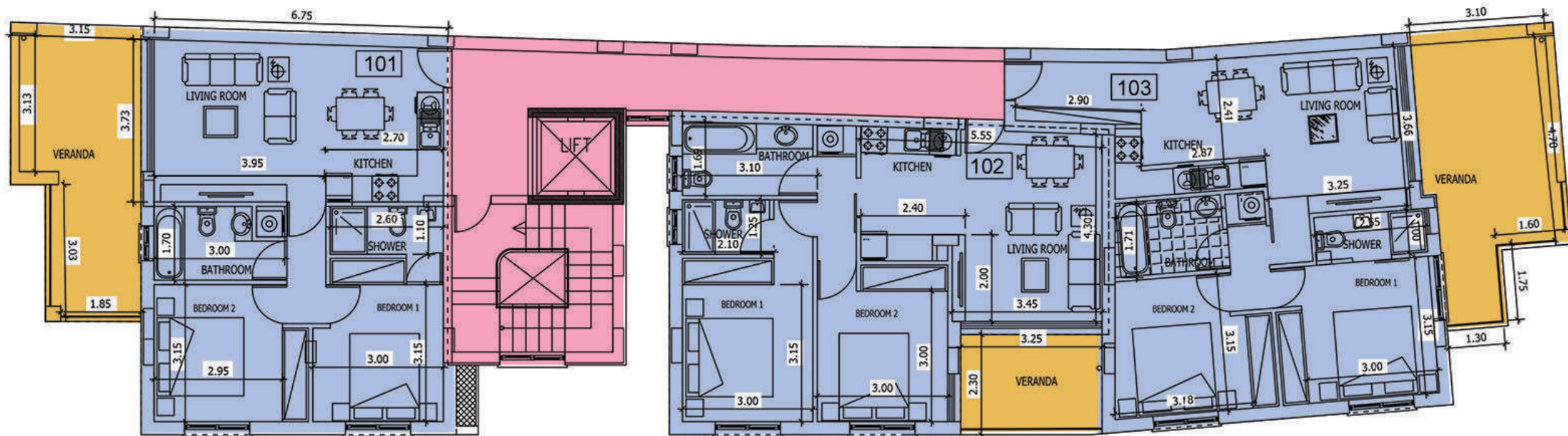






GROUND FLOOR

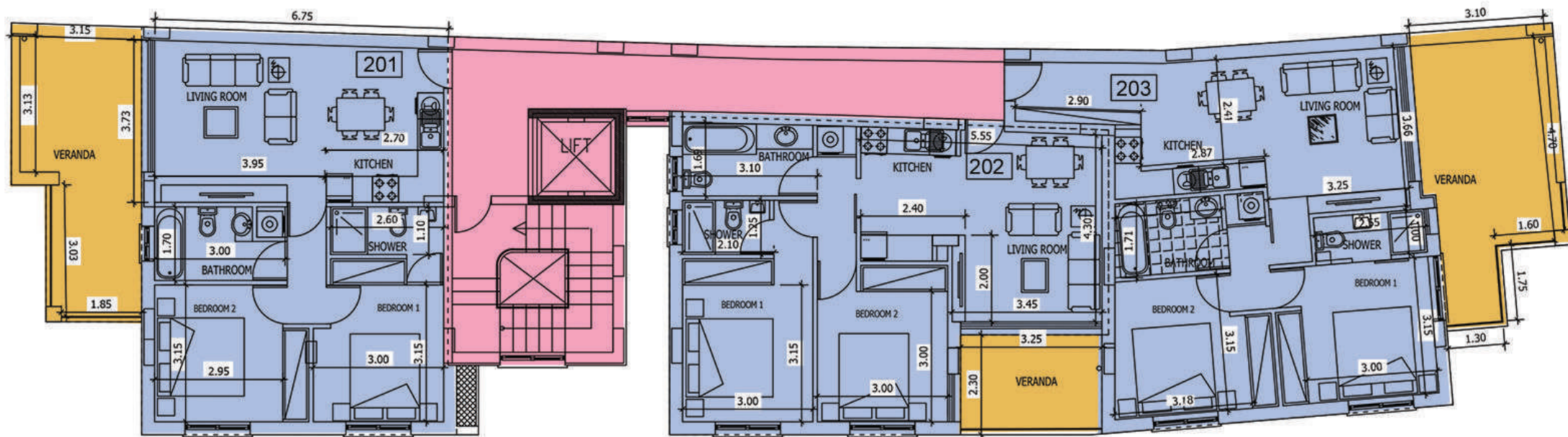




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Storage m <sup>2</sup>	Total m <sup>2</sup>
101	2	65	21	-	2	88
102	2	65	8	-	2	75
103	2	70	19	-	2	91

FIRST FLOOR

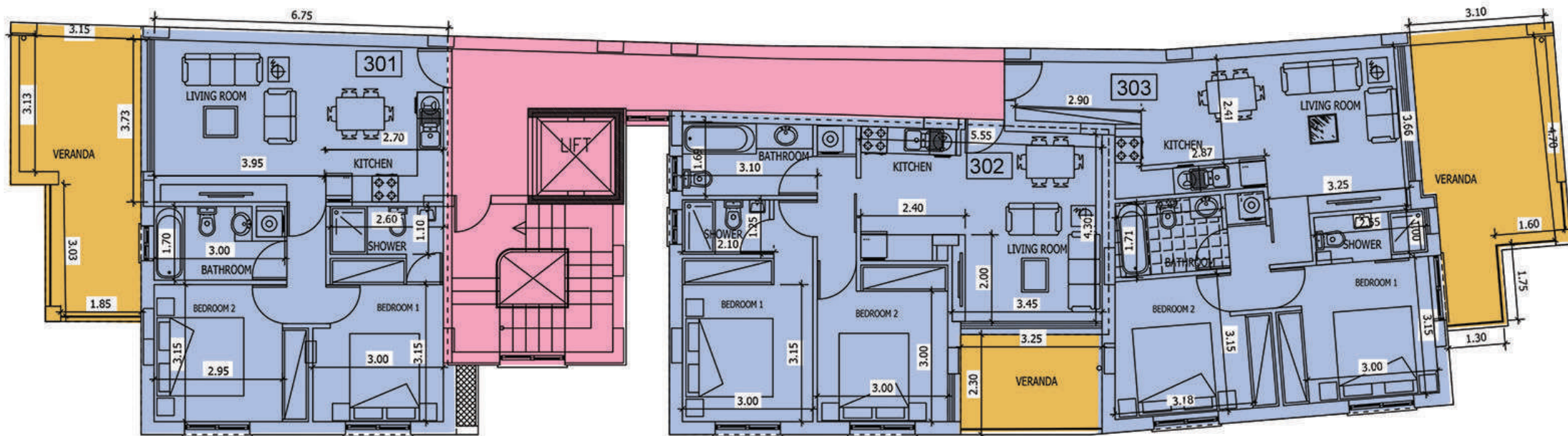




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Storage m <sup>2</sup>	Total m <sup>2</sup>
201	2	65	21	-	2	88
202	2	65	8	-	2	75
203	2	70	19	-	2	91

## SECOND FLOOR

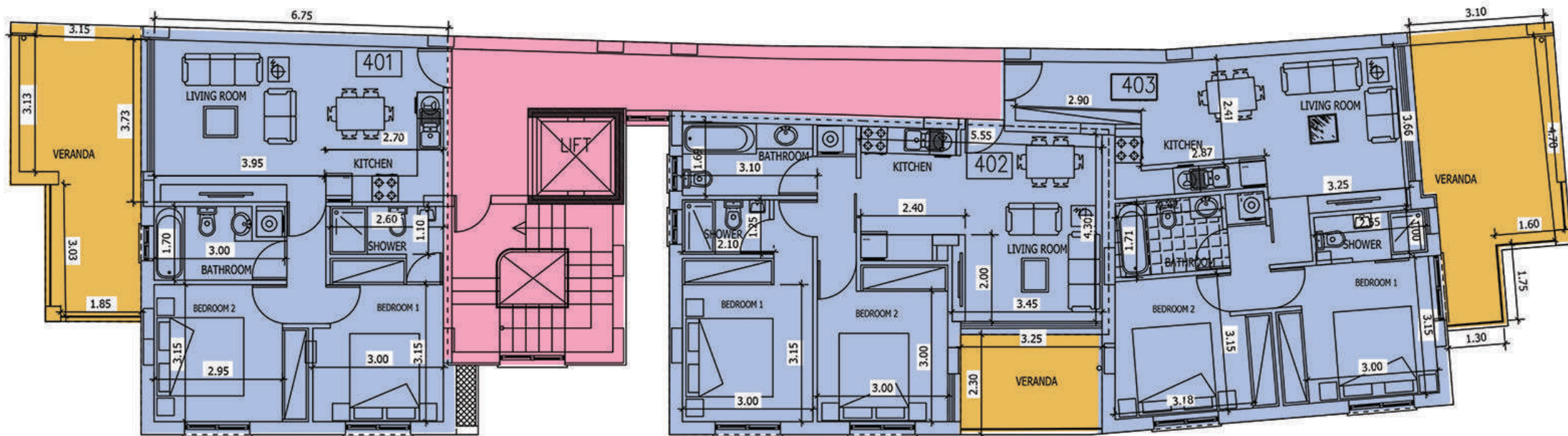




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Storage m <sup>2</sup>	Total m <sup>2</sup>
301	2	65	21	-	2	88
302	2	65	8	-	2	75
303	2	70	19	-	2	91

## THIRD FLOOR

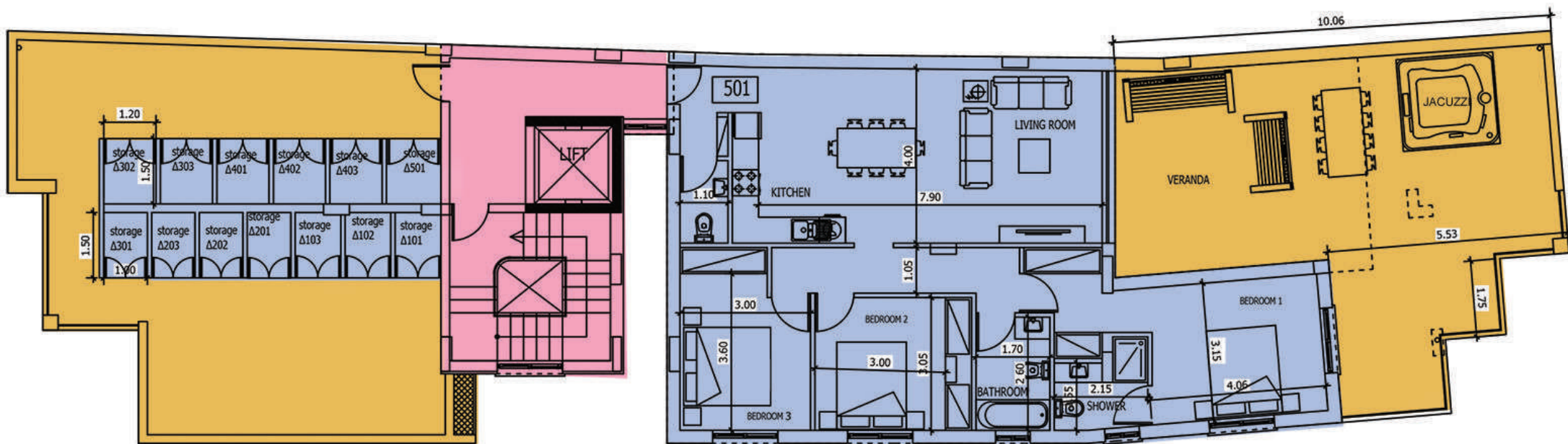




Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Storage m <sup>2</sup>	Total m <sup>2</sup>
401	2	65	21	-	2	88
402	2	65	8	-	2	75
403	2	70	19	-	2	91

## FOURTH FLOOR





Apartment	No of bedrooms	Area m <sup>2</sup>	Covered verandas m <sup>2</sup>	Uncovered verandas m <sup>2</sup>	Storage m <sup>2</sup>	Total m <sup>2</sup>
501	3	111	27	31	2	171

## FIFTH FLOOR - ROOF GARDEN





GADALLA  
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