



BROCHURE

ABRAJ 134
RADISSON BLU AREA

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|

Where Modern Living
Meets the Skyline.

THE PERFECT BLEND OF
STYLE AND COASTAL CALM.

Just 300 meters from the
Radisson Blu Hotel and
400 meters from the
beach, Abraj 134 offers
modern living in one of
Larnaca's most prime
locations.

A contemporary
residential building that
combines comfort,
elegant design, and the
calm lifestyle of the coast.





LIVING BETWEEN THE CITY & THE SEA

Located within walking distance of the Radisson Blu district, cafés, supermarkets, and all daily amenities, Abraj 134 offers a balanced lifestyle between urban convenience and coastal calm.

An aerial, high-angle photograph of a modern, multi-story residential building at night. The building features a series of balconies with glass railings, some of which are illuminated from within, showing interior furniture and plants. The balconies are decorated with various potted plants and outdoor seating. The building is surrounded by a landscaped area with trees and a paved road. A dark car is visible on the road in the lower left corner. The overall scene is lit with warm, ambient light from the building's interior and exterior lighting, contrasting with the cool blue tones of the night sky and the surrounding landscape.

ABOUT ABRAJ 134

With only 13 exclusive residences, Abraj 134 presents a carefully selected collection of 1- and 2-bedroom apartments. Each home is designed to optimize natural light and space, featuring high-quality materials and elegant finishes that combine practicality with modern sophistication. Small in number but abundant in detail, these residences offer a lifestyle defined by comfort, style, and distinction.



A SMART STEP AHEAD

Whether you're looking for your next home or seeking a high-yield investment, Abraj 134 presents a compelling opportunity. Its strategic location, thoughtful functionality, and contemporary design come together to offer a lifestyle that is practical, refined, and built for the future.



13 APARTMENTS



SMART LAYOUTS WITH
OPEN LIVING SPACES.



PROXIMITY TO KEY CITY
LANDMARKS AND
THE COASTLINE.



EXCELLENT RENTAL AND
RESALE POTENTIAL.



A LOCATION LIKE NO OTHER



400 meters from
the beach.



300 meters from
Radisson Blu Hotel.



Steps away from
Larnaca's vibrant heart.



A short distance from
cafés, restaurants,
supermarkets, and
schools.



Easy access to the
new Larnaca Marina
development and the
airport.



**BE PART OF
THE NEW
MARINA LIFE**

Just a few meters from six modern towers featuring swimming pools, shops, and restaurants, this location sits at the heart of a vibrant and rapidly growing area. The new marina is coming to life, becoming a sought-after destination for living, relaxing, and enjoying everyday moments. Now is the ideal time to be part of this dynamic and evolving community.

An architectural rendering of a modern, multi-story residential or commercial building. The building features a white facade with large glass windows and balconies. The balconies have glass railings and some have potted plants. The building is set against a clear blue sky. In the foreground, there is a dark-colored car parked on a paved area. The building is surrounded by greenery, including trees and bushes. The overall style is clean and modern.

PERSPECTIVES

ABRAJ 134

TIMELESS LUXURY



HPL CEILINGS



PRIVATE ROOFTOP TERRACES





ELEGANT ENTRANCE

SIDE VIEW





ABRAJ 134



DESIGNED TO IMPRESS

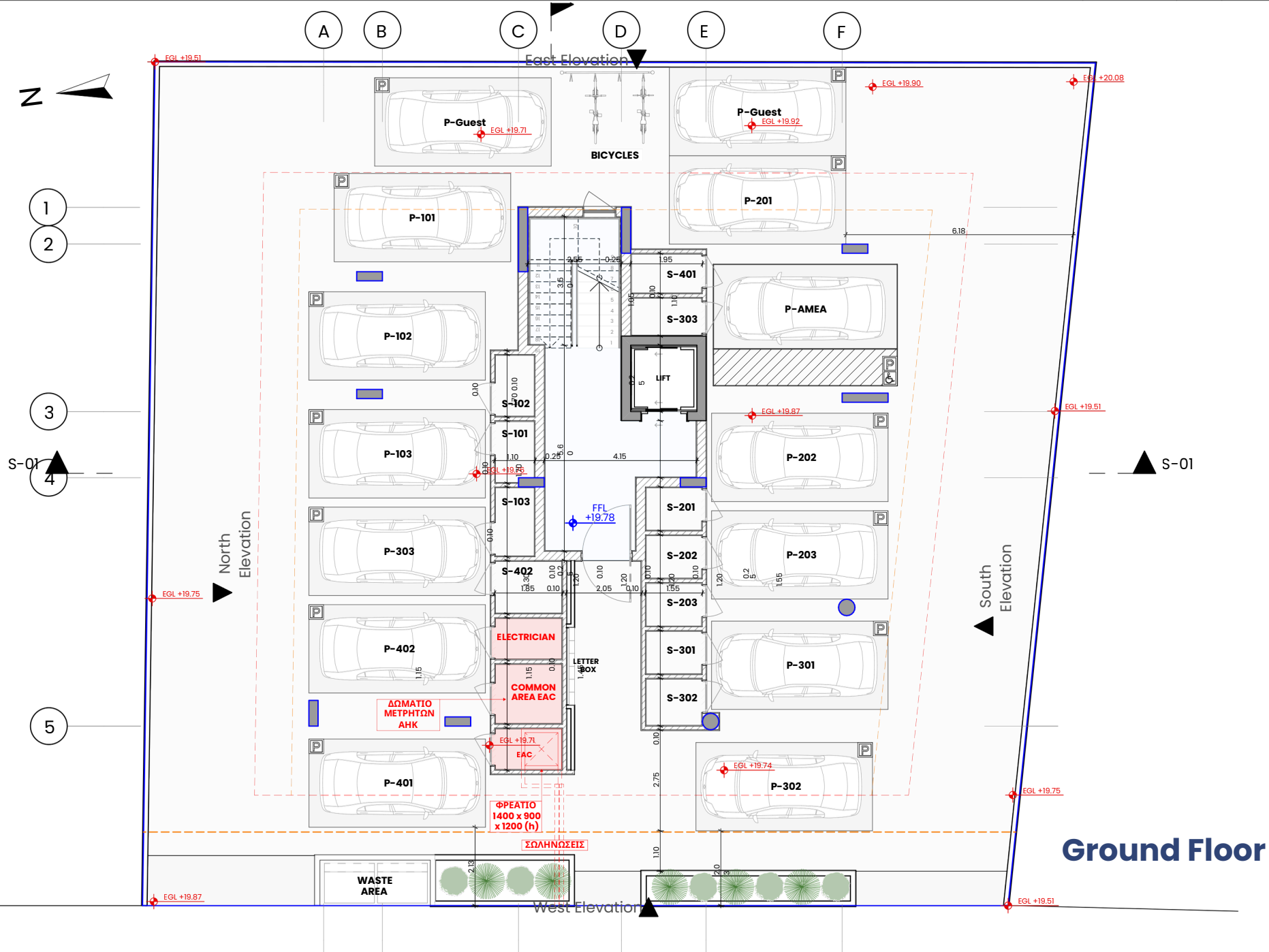




An architectural rendering of a modern, multi-story residential or commercial building. The building features a light-colored facade, large glass windows, and prominent balconies with glass railings. The balconies are furnished with outdoor seating and plants. The ground floor has a darker, wood-textured facade. In front of the building is a parking area with several cars parked. There are landscaped areas with plants and trees. The text "FLOOR PLANS" is overlaid in the center, and "ABC-813.1" is visible on the ground floor facade.

FLOOR PLANS

ABC-813.1





A B C D E F

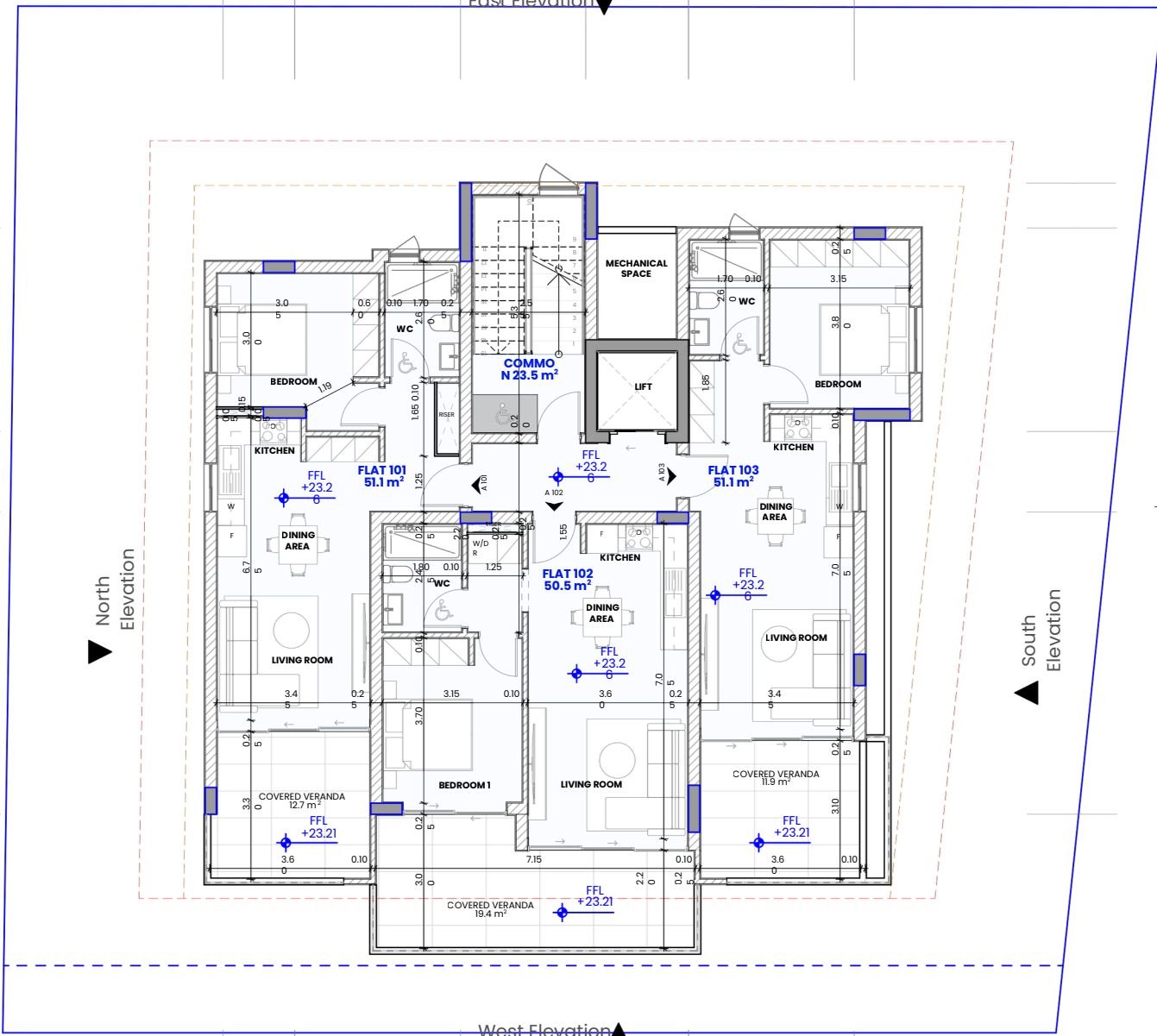
East Elevation

1
2

3
4

5

North
Elevation



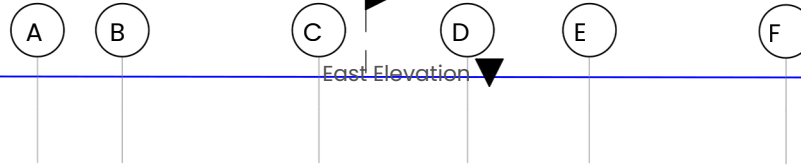
South
Elevation

S-01

West Elevation

First Floor

1:100



East Elevation

S-02

1

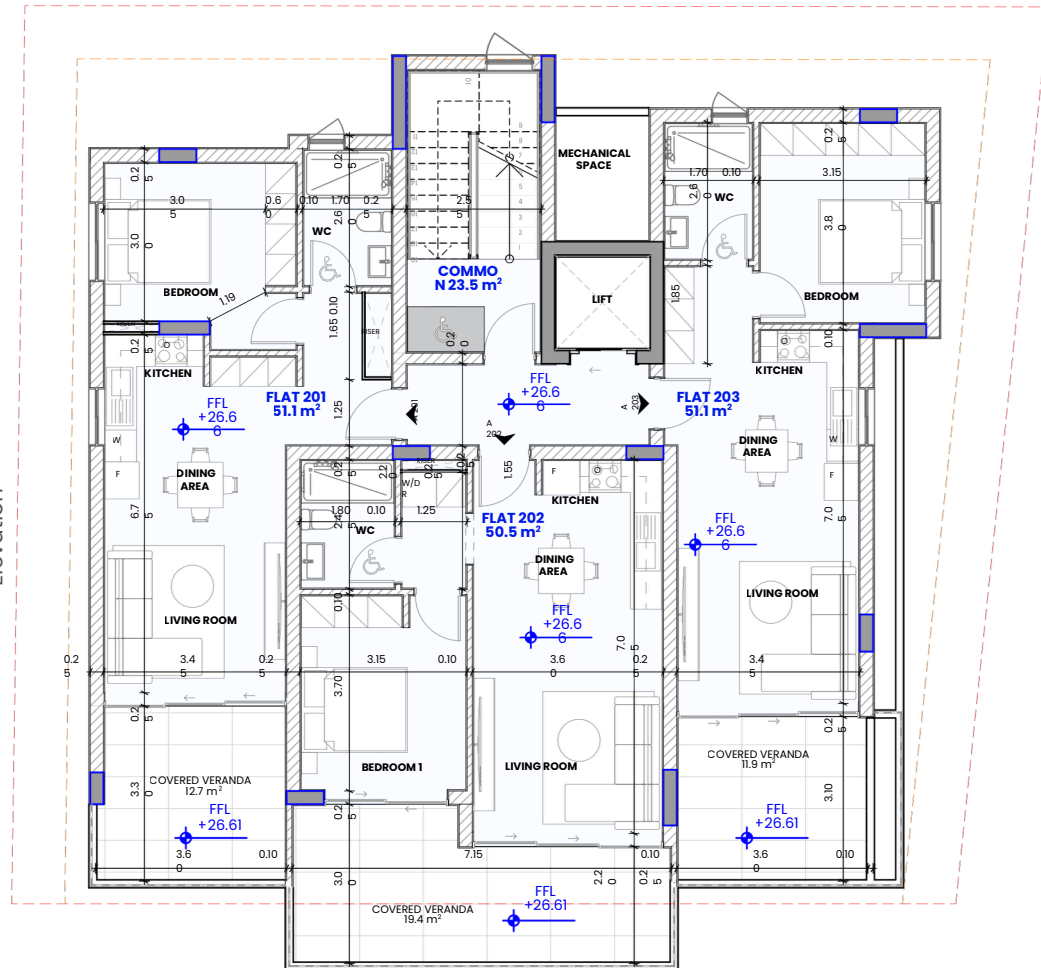
2

3

S-01

5

North
Elevation



West Elevation



South
Elevation

S-01

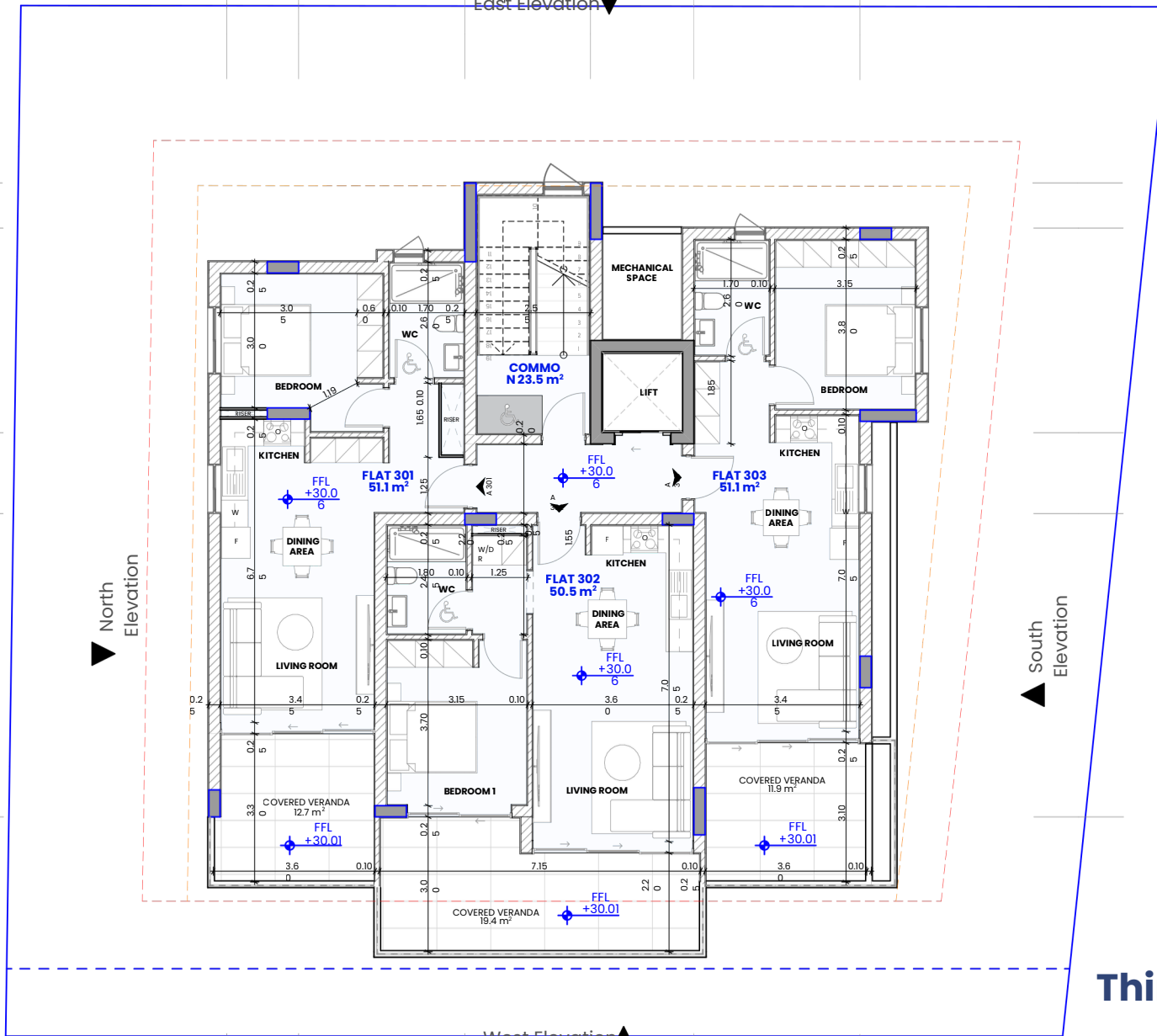
Second Floor



- 1
- 2
- 3
- 4
- 5

- A
- B
- C
- D
- E
- F

East Elevation



Third Floor

West Elevation

1:100



1
2

3
4

5

A B C D E F

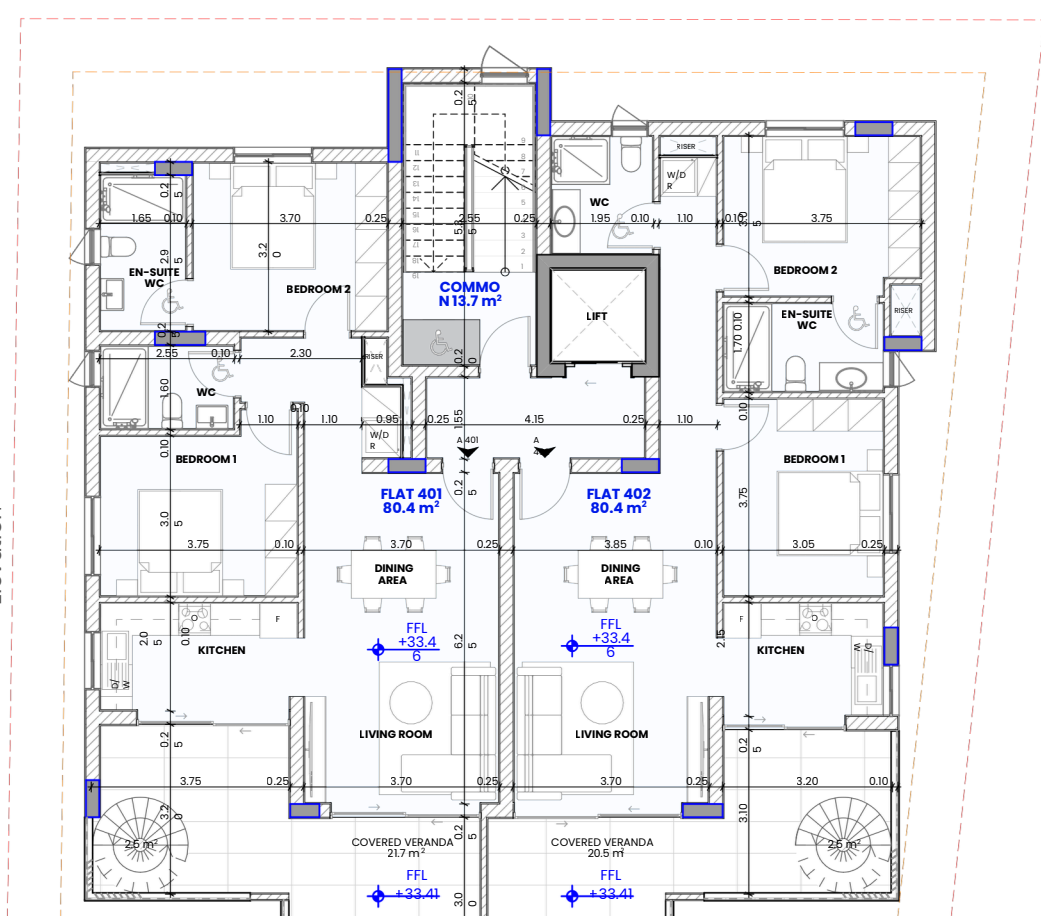
East Elevation

North
Elevation

South
Elevation

West Elevation

S-01



Fourth Floor

1:100



A

B

C

D

E

F

East Elevation

S-02

1

2

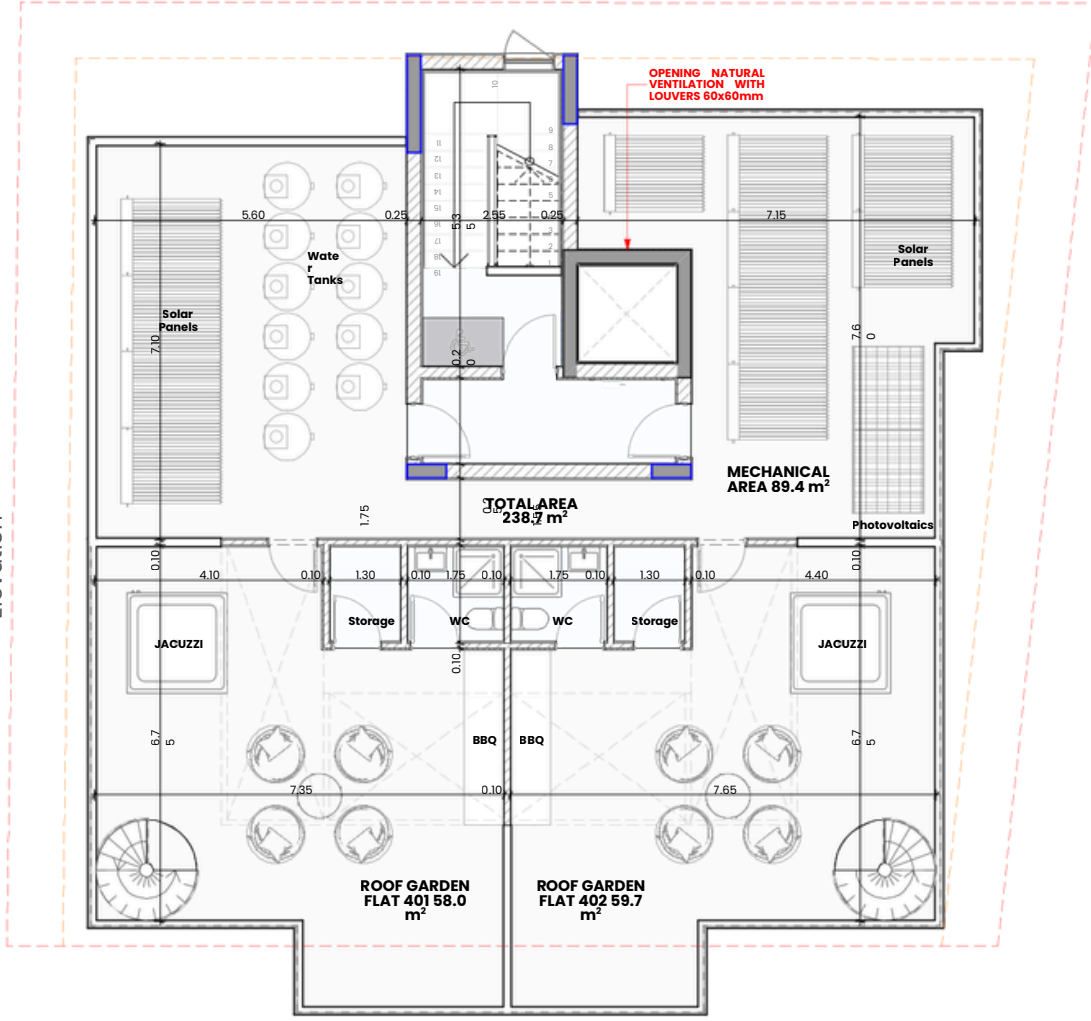
3

4

S-01

North
Elevation

5



TOTAL AREA
238.7 m²

MECHANICAL
AREA 89.4 m²

ROOF GARDEN
FLAT 401 58.0
m²

ROOF GARDEN
FLAT 402 59.7
m²

S-01

South
Elevation

Roof Garden

West Elevation

1:100



A B C D E F

East Elevation

1

2

3

4

S-01

North
Elevation

5

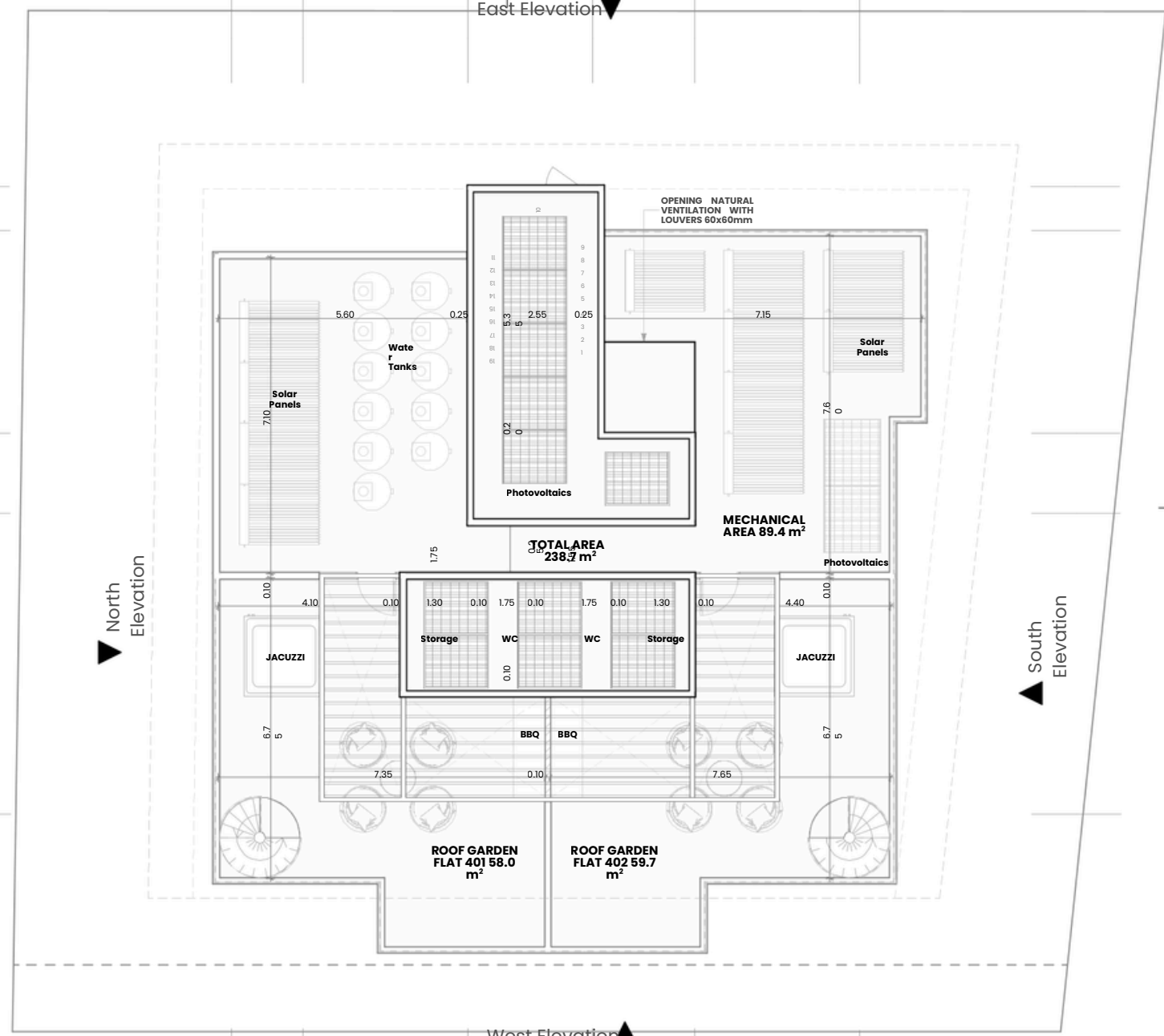
S-01

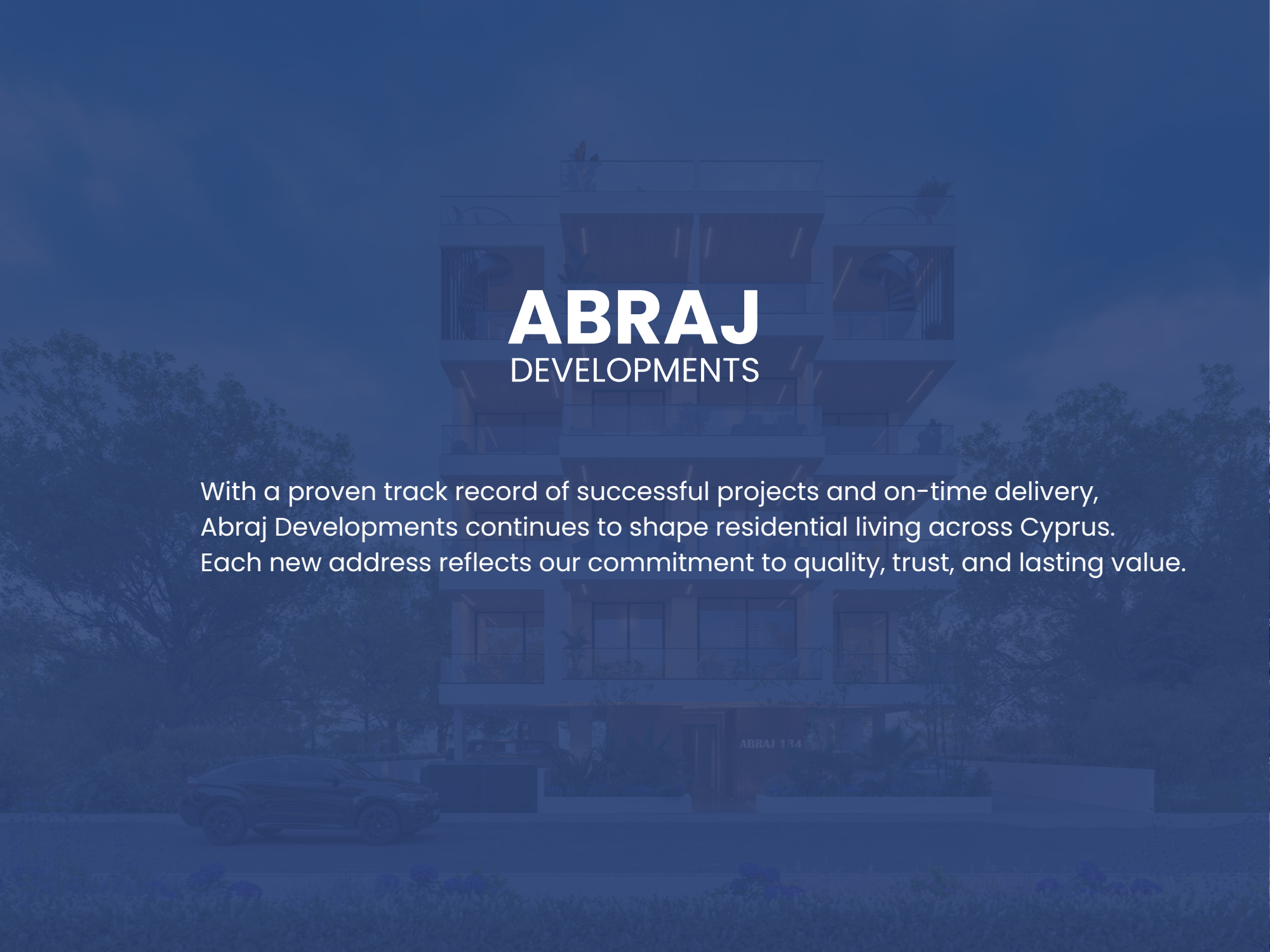
South
Elevation

West Elevation

Roof

Roof





ABRAJ

DEVELOPMENTS

With a proven track record of successful projects and on-time delivery, Abraj Developments continues to shape residential living across Cyprus. Each new address reflects our commitment to quality, trust, and lasting value.

ABRAJ

DEVELOPMENTS

LEBANON

Beirut Souks,
Downtown Beirut
+961 70 000 23

CYPRUS

Ermou 10, 6023,
Larnaca Cyprus
+357 96 123 000



info@abrajdevelopments.com

www.abrajdevelopments.com

