

BROCHURE

ABRAJ 137

LIVADIA, LARNACA

MARINA TWIN TOWERS
PHASE 1



ABRAJ 137

LIVADIA, LARNACA

Bright, modern apartments
overlooking Larnaca's new horizon.



ABRAJ 137



MODERN HOMES IN A GROWING NEIGHBORHOOD

Located in the quiet, growing area of Livadia, Abraj 137 offers a fresh way to live, combining comfort, everyday convenience, and strong value. Just moments from the beach and the city, the project pairs modern design with an ideal coastal location.

*Here, life moves easily between
seaside relaxation, city convenience,
and lasting quality.*

YOUR SPOT BY THE SHORE

Living at Abraj 137 means having the sea practically in your backyard and all your routines taken care of.

You're surrounded by local amenities—shops, bakeries, gyms, and main roads—making daily errands hassle-free.

It's an ideal modern address that delivers both lifestyle comfort and lasting market value.





INSIDE ABRAJ 137

Designed with modern lifestyles in mind, Abraj 137 brings together well-planned 1 and 2-bedroom layouts along with private penthouses.

Bright rooms, practical floor plans, and tasteful finishes give each apartment a warm, welcoming feel. Whether you're moving in or renting out, it offers the perfect mix of convenience and modern appeal.



PRIME LIVADIA LOCATION



Seaside Proximity

Only ~600m from the coastal promenade



Daily Essentials

Grocery stores, dining and shops right around the corner



Horizon Towers By SLK

City Connection

Effortless access to downtown Larnaca and main transport routes



Future Value

Located in an up-and-coming district with strong demand

CONNECTED TO LARNACA'S BIGGEST GROWTH ZONE

Enjoy easy access to the upcoming marina district and its expanding mix of waterfront cafés, boutiques, and lifestyle destinations. Living here puts you right at the edge of Larnaca's most exciting upgrade, making it a smart choice for both daily living and long-term investment.



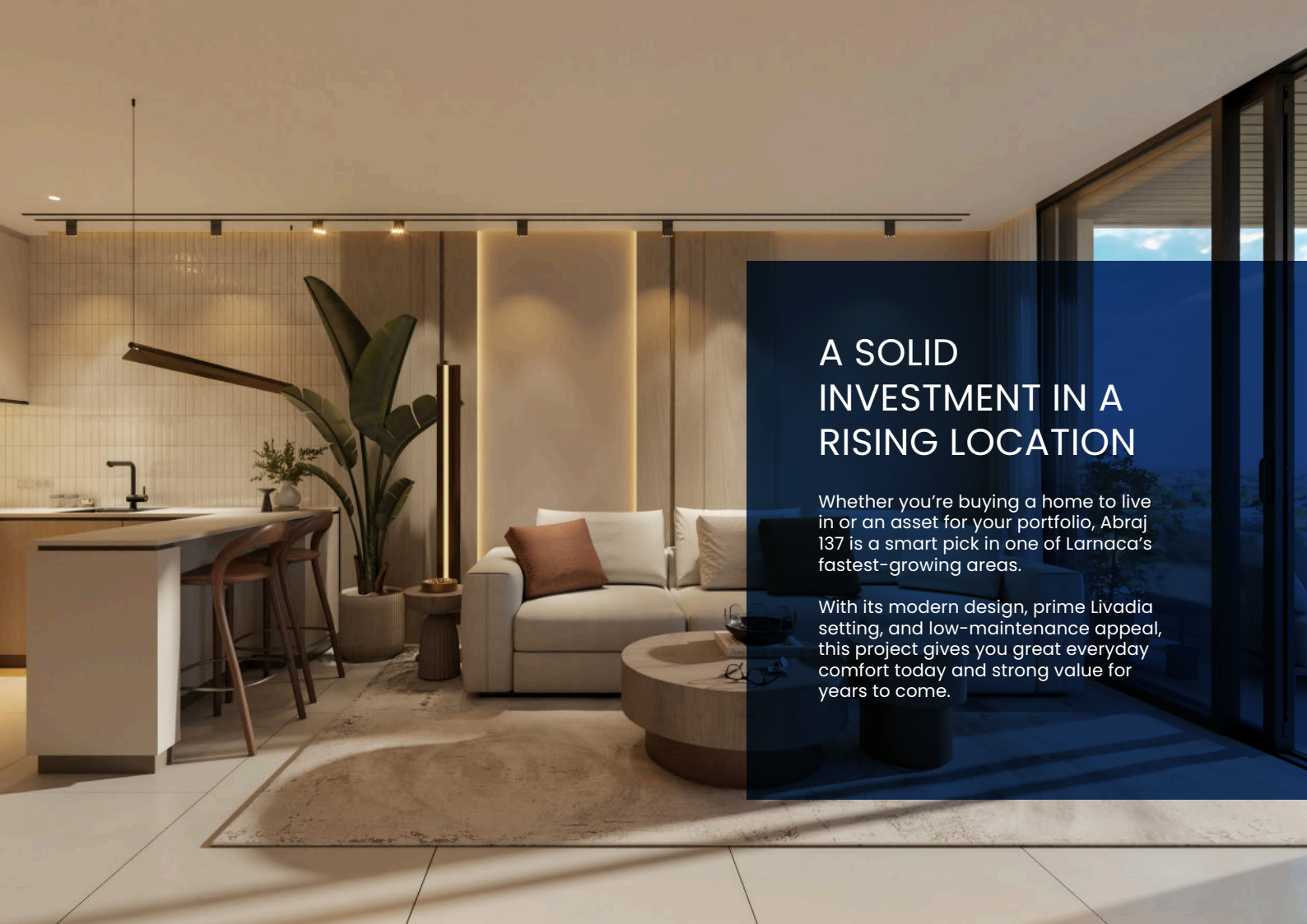


PART OF A GROWING FUTURE

Living at Abraj 137 places you steps away from high-profile developments like Land of Tomorrow and the surrounding coastal area.

Everything you need for daily life is right nearby, from markets and cafés to quick road connections across the city.

It's a neighborhood built for tomorrow, giving you everyday ease today alongside powerful long-term potential.

A modern, minimalist interior space featuring a light-colored sofa with orange and white cushions, a round wooden coffee table, and a large potted plant. The room has large windows and a kitchen area with a white countertop and wooden stools. The lighting is warm and ambient, with track lighting on the ceiling and a floor lamp. A dark blue semi-transparent box is overlaid on the right side of the image, containing white text.

A SOLID INVESTMENT IN A RISING LOCATION

Whether you're buying a home to live in or an asset for your portfolio, Abraj 137 is a smart pick in one of Larnaca's fastest-growing areas.

With its modern design, prime Livadia setting, and low-maintenance appeal, this project gives you great everyday comfort today and strong value for years to come.

An architectural rendering of a modern, multi-story building with a central glass-fronted section and two wings featuring cantilevered balconies. The balconies have white railings and are adorned with potted palm trees. The building is set against a clear blue sky with a bright sun on the left, creating a lens flare effect. In the foreground, there is a street with several cars parked and driving, and a landscaped area with more palm trees and plants. The overall scene is bright and sunny.

PERSPECTIVES

ABRAJ 137

**MODERN
COASTAL
LIFESTYLE**

ABRAJ 137







**PRIVATE
PENTHOUSE
TERRACES**



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An architectural rendering of a modern building entrance at night. The building features a central vertical section with a dark, textured facade and a large glass-enclosed upper floor. The entrance is flanked by landscaped areas with trees and plants. A dark car is parked on the right, and a white car is partially visible on the left. The overall atmosphere is sophisticated and contemporary.

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**MODERN & ELEGANT
ENTRANCES**



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NIGHT VIEW



HIGH-GRADE FINISHES





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SPACIOUS LAYOUTS









An architectural rendering of a modern, multi-story residential or commercial building. The building features a mix of light gray and white facades with large glass windows and balconies. Some balconies have glass railings, while others have dark vertical slats. The building is surrounded by lush tropical landscaping, including several tall palm trees and various green plants. In the foreground, a dark-colored SUV is parked on a paved area. The sky is a clear, light blue. The text "FLOOR PLANS" is overlaid in the center of the image.

FLOOR PLANS

ABRAJ 137

[illegible]

GROUND FLOOR

FLAT 101

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
9 SQM COVERED VERANDA
9.52 SQM COMMON AREA
1.62 SQM STORAGE AREA
12.00 SQM PARKING SPACE
82.14 SQM TOTAL AREA

FLAT 104

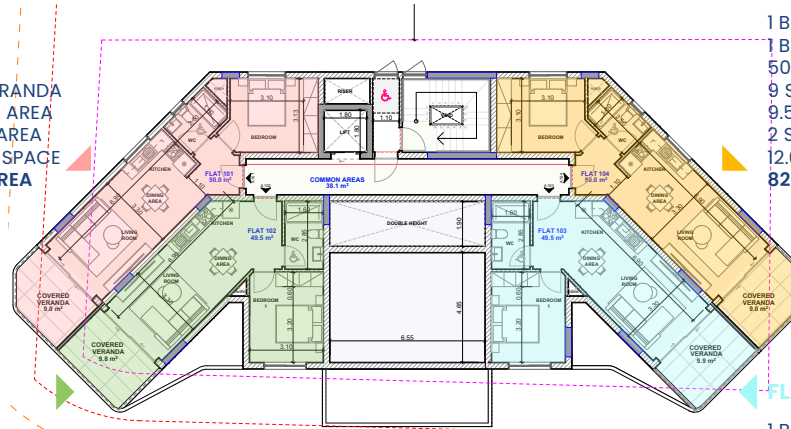
1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
9 SQM COVERED VERANDA
9.52 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
82.52 SQM TOTAL AREA

FLAT 102

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
9.8 SQM COVERED VERANDA
9.52 SQM COMMON AREA
1.62 SQM STORAGE AREA
12.00 SQM PARKING SPACE
82.44 SQM TOTAL AREA

FLAT 103

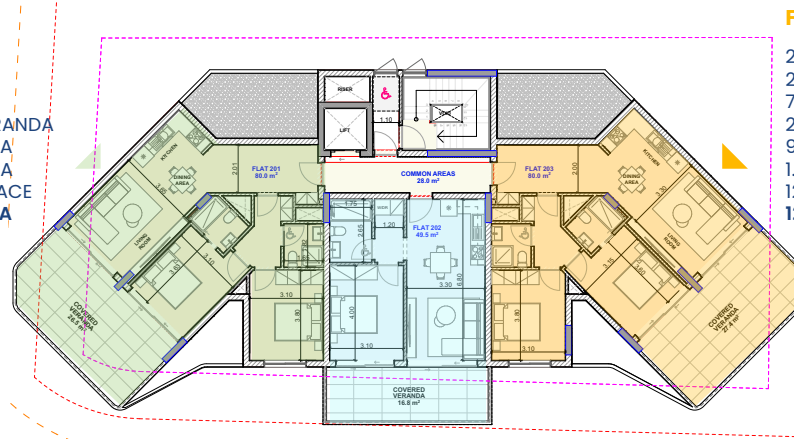
1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
9.9 SQM COVERED VERANDA
9.52 SQM COMMON AREA
1.62 SQM STORAGE AREA
12.00 SQM PARKING SPACE
82.54 SQM TOTAL AREA



FIRST FLOOR

FLAT 201

2 BEDROOMS
2 BATHROOMS
78 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.32 SQM STORAGE AREA
12.00 SQM PARKING SPACE
123.72 SQM TOTAL AREA



FLAT 203

2 BEDROOMS
2 BATHROOMS
78.5 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.32 SQM STORAGE AREA
12.00 SQM PARKING SPACE
124.22 SQM TOTAL AREA

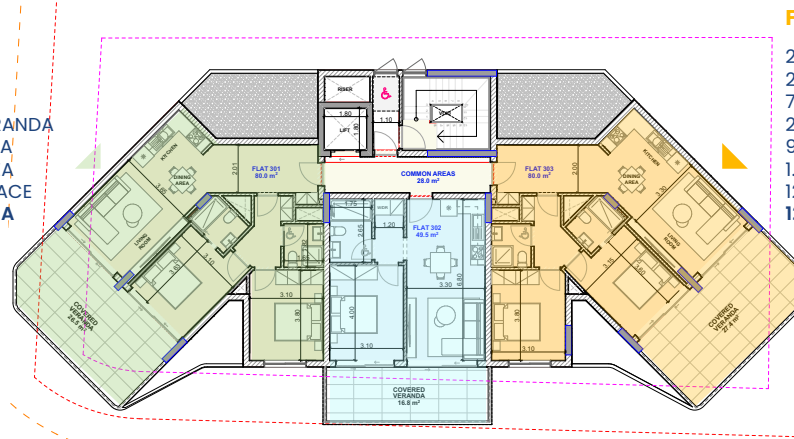
FLAT 202

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
15.6 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.32 SQM STORAGE AREA
12.00 SQM PARKING SPACE
87.72 SQM TOTAL AREA

SECOND FLOOR

FLAT 301

2 BEDROOMS
2 BATHROOMS
78 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.43 SQM STORAGE AREA
12.00 SQM PARKING SPACE
123.83 SQM TOTAL AREA



FLAT 303

2 BEDROOMS
2 BATHROOMS
78.5 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.67 SQM STORAGE AREA
12.00 SQM PARKING SPACE
124.57 SQM TOTAL AREA

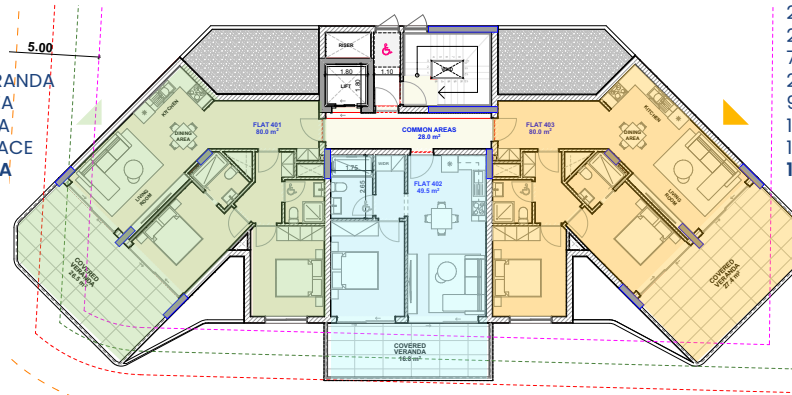
FLAT 302

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
15.6 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.67 SQM STORAGE AREA
12.00 SQM PARKING SPACE
88.07 SQM TOTAL AREA

THIRD FLOOR

FLAT 401

2 BEDROOMS
2 BATHROOMS
78 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.61 SQM STORAGE AREA
12.00 SQM PARKING SPACE
124.01 SQM TOTAL AREA



FLAT 403

2 BEDROOMS
2 BATHROOMS
78.5 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.38 SQM STORAGE AREA
12.00 SQM PARKING SPACE
124.28 SQM TOTAL AREA

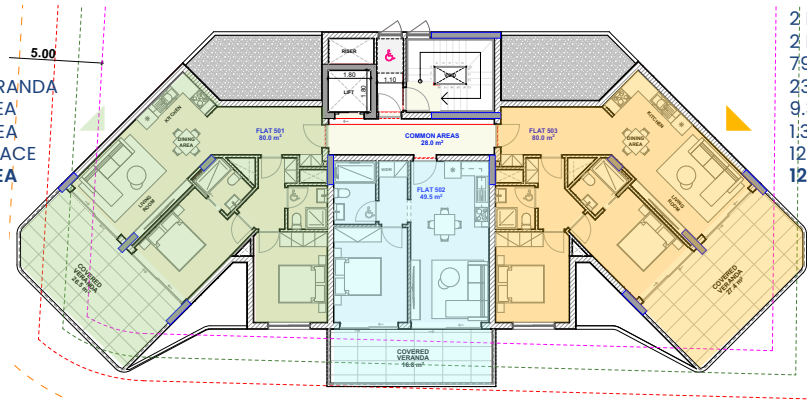
FLAT 402

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
15.6 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.34 SQM STORAGE AREA
12.00 SQM PARKING SPACE
87.74 SQM TOTAL AREA

FOURTH FLOOR

FLAT 501

2 BEDROOMS
2 BATHROOMS
78 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.38 SQM STORAGE AREA
12.00 SQM PARKING SPACE
123.78 SQM TOTAL AREA



FLAT 503

2 BEDROOMS
2 BATHROOMS
79 SQM INTERIOR
23.1 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.34 SQM STORAGE AREA
12.00 SQM PARKING SPACE
124.74 SQM TOTAL AREA

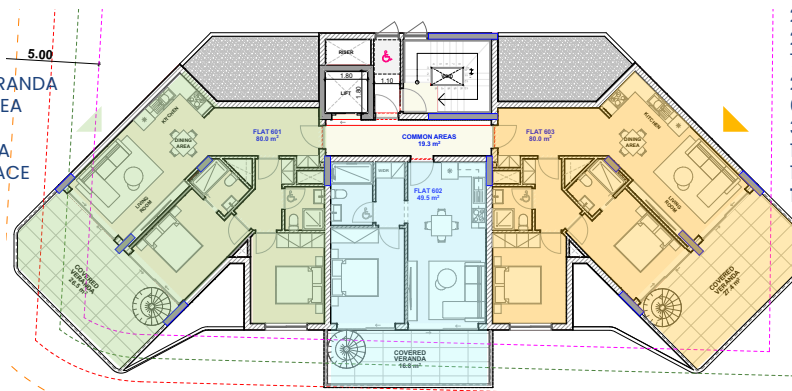
FLAT 502

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
15.6 SQM COVERED VERANDA
9.3 SQM COMMON AREA
1.38 SQM STORAGE AREA
12.00 SQM PARKING SPACE
87.78 SQM TOTAL AREA

FIFTH FLOOR

FLAT 601

2 BEDROOMS
2 BATHROOMS
78 SQM INTERIOR
25.9 SQM COVERED VERANDA
6.43 SQM COMMON AREA
40 SQM ROOF GARDEN
1.37 SQM STORAGE AREA
12.00 SQM PARKING SPACE
163.7 SQM TOTAL AREA



FLAT 603

2 BEDROOMS
2 BATHROOMS
79 SQM INTERIOR
25.9 SQM COVERED VERANDA
6.43 SQM COMMON AREA
39.6 SQM ROOF GARDEN
1.37 SQM STORAGE AREA
12.00 SQM PARKING SPACE
164.3 SQM TOTAL AREA

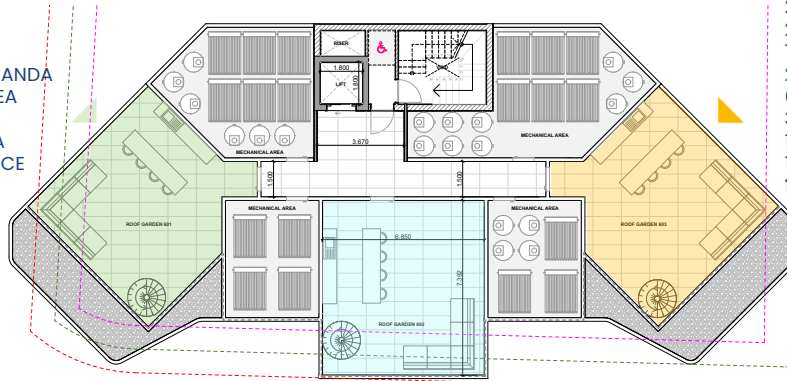
FLAT 602

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
14 SQM COVERED VERANDA
6.43 SQM COMMON AREA
28.22 SQM ROOF GARDEN
1.37 SQM STORAGE AREA
12.00 SQM PARKING SPACE
111.52 SQM TOTAL AREA

SIXTH FLOOR

FLAT 601

2 BEDROOMS
2 BATHROOMS
78 SQM INTERIOR
25.9 SQM COVERED VERANDA
6.43 SQM COMMON AREA
40 SQM ROOF GARDEN
1.37 SQM STORAGE AREA
12.00 SQM PARKING SPACE
163.7 SQM TOTAL AREA



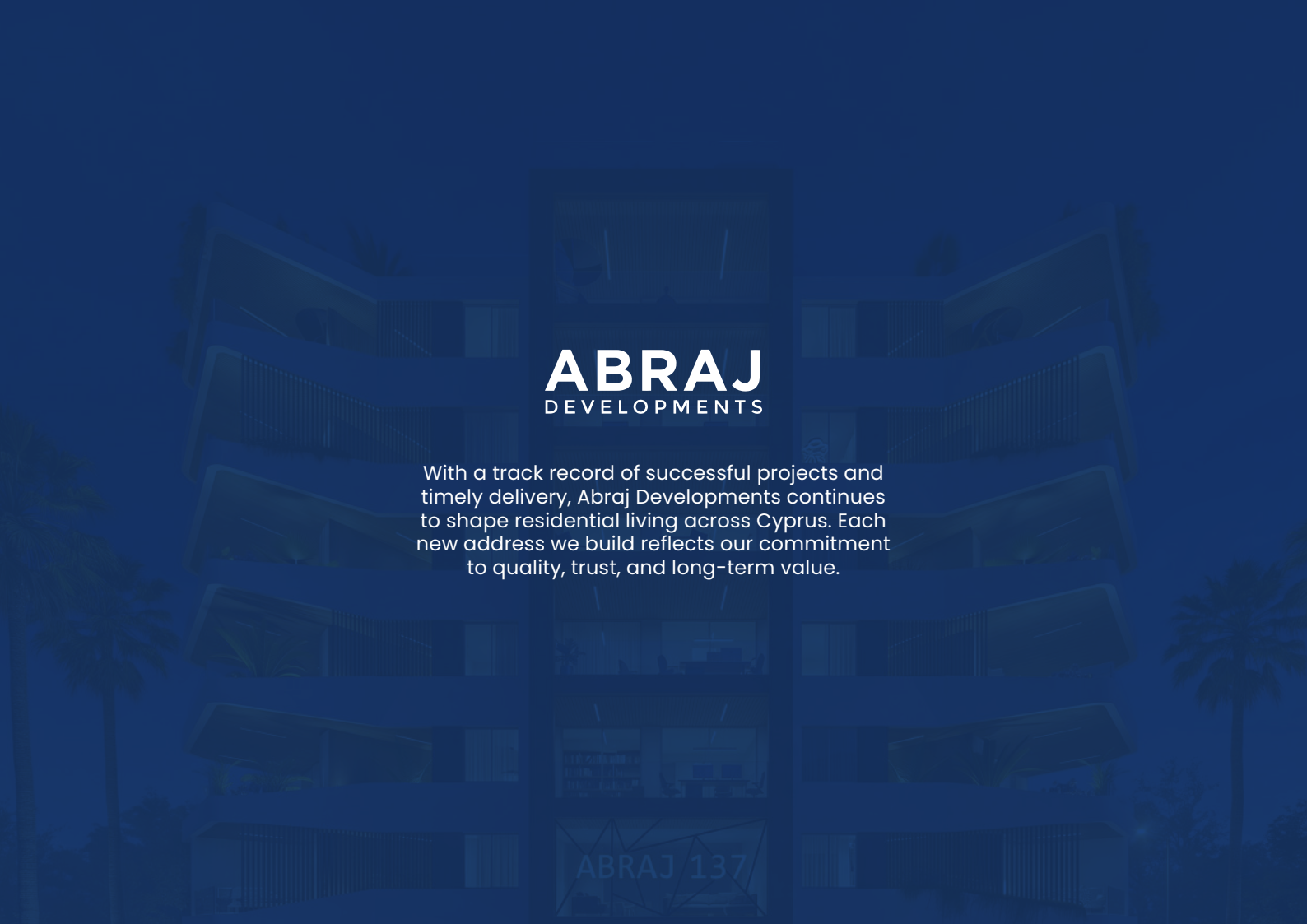
FLAT 603

2 BEDROOMS
2 BATHROOMS
79 SQM INTERIOR
25.9 SQM COVERED VERANDA
6.43 SQM COMMON AREA
39.6 SQM ROOF GARDEN
1.37 SQM STORAGE AREA
12.00 SQM PARKING SPACE
164.3 SQM TOTAL AREA

FLAT 602

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
14 SQM COVERED VERANDA
6.43 SQM COMMON AREA
28.22 SQM ROOF GARDEN
1.37 SQM STORAGE AREA
12.00 SQM PARKING SPACE
111.52 SQM TOTAL AREA

ROOF GARDEN



ABRAJ

DEVELOPMENTS

With a track record of successful projects and timely delivery, Abraj Developments continues to shape residential living across Cyprus. Each new address we build reflects our commitment to quality, trust, and long-term value.

ABRAJ 137

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DEVELOPMENTS

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