BROCHURE

# ABRAJ 138

LIVADIA, LARNACA

MARINA TWIN TOWERS
PHASE 2






# ABRAJ 138

LIVADIA, LARNACA

Bright living spaces at the center of Livadia's rising coastline.


ABRAJ 138
MARINA TWIN TOWERS




# CONTEMPORARY LIVING IN LIVADIA

Situated in the peaceful, expanding district of Livadia, Abraj 138 provides a smart residential choice centered on comfort and daily ease.

Positioned within quick reach of both the shore and central Larnaca, it brings together sleek architecture and an enviable seaside setting.

*A home where peaceful coastal downtime meets effortless city connections.*

# STEPS FROM THE WATER, CLOSE TO EVERYTHING

Abraj 138 puts you in the sweet spot between seaside calm and connected living.

Your daily essentials—shopping, dining, gyms, and primary roads—are only minutes from your door.

**An attractive contemporary development crafted for personal comfort and future growth.**






# INSIDE ABRAJ 138

**Abraj 138 is planned around practical, everyday comfort, offering 18 one-bedroom units alongside 8 two-bedroom homes.**

Wide windows, smart layouts, and modern interior details make each apartment airy, relaxed, and welcoming from day one. It's a versatile choice that suits both busy professionals and savvy rental investors.




# A WELL-ROUNDED ADDRESS

**Coastal Proximity**
A quick walk (~600m) takes you straight to the water

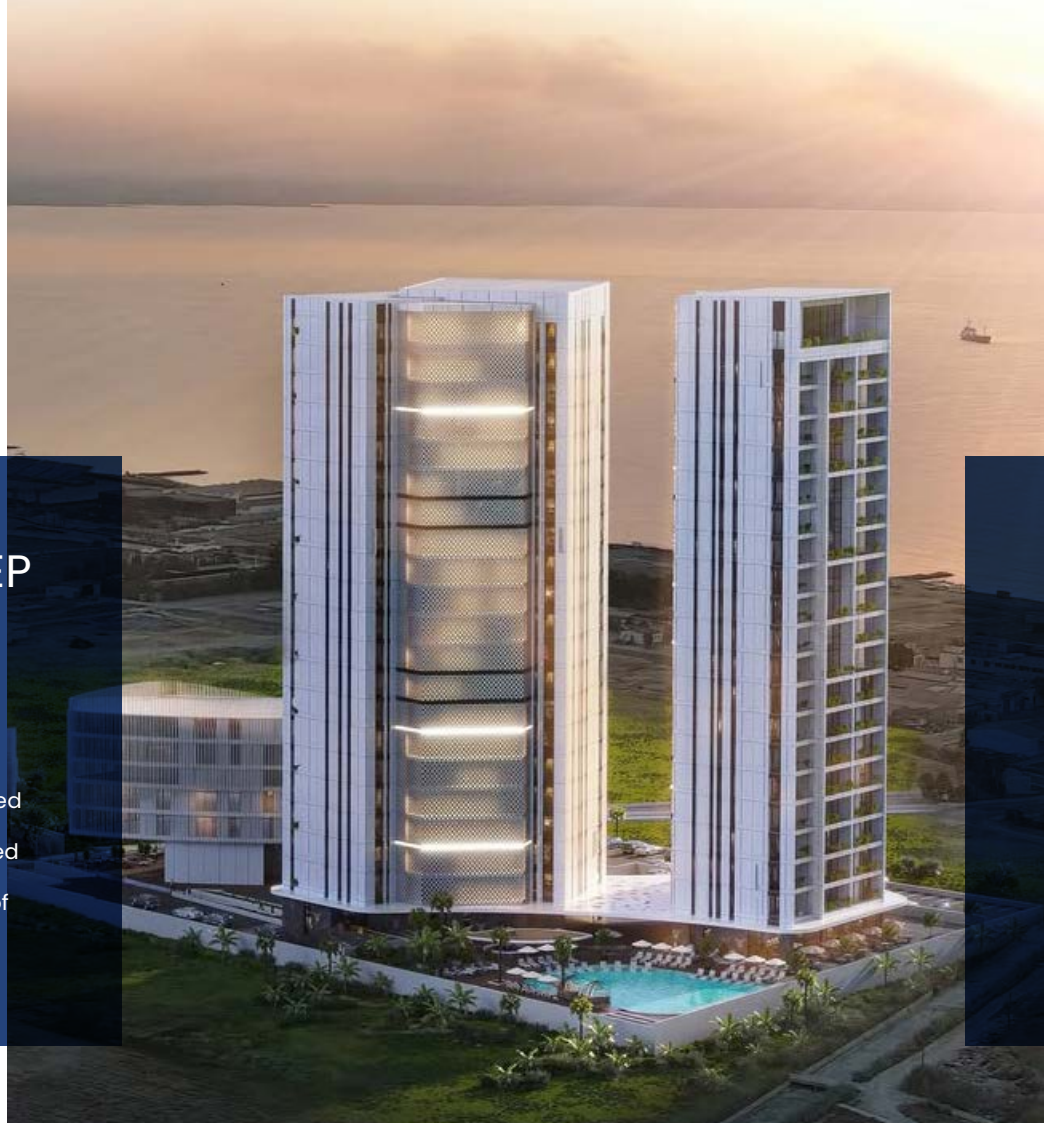
**All Essentials Nearby**
Bakeries, cafés, fitness centers, and retail right at your door

**Town & Travel Access**
Minutes from the heart of the city and key transit hubs

**High Investment Appeal**
Positioned in an expanding corridor with continuous buyer demand

# AT THE DOORSTEP OF THE MARINA DISTRICT

Experience life right beside Larnaca's newest coastal hub, filled with lively cafés, shopping, and waterfront promenades. Positioned just off the main transformation corridor, it offers the ideal blend of a relaxed neighborhood vibe and exceptional future value.



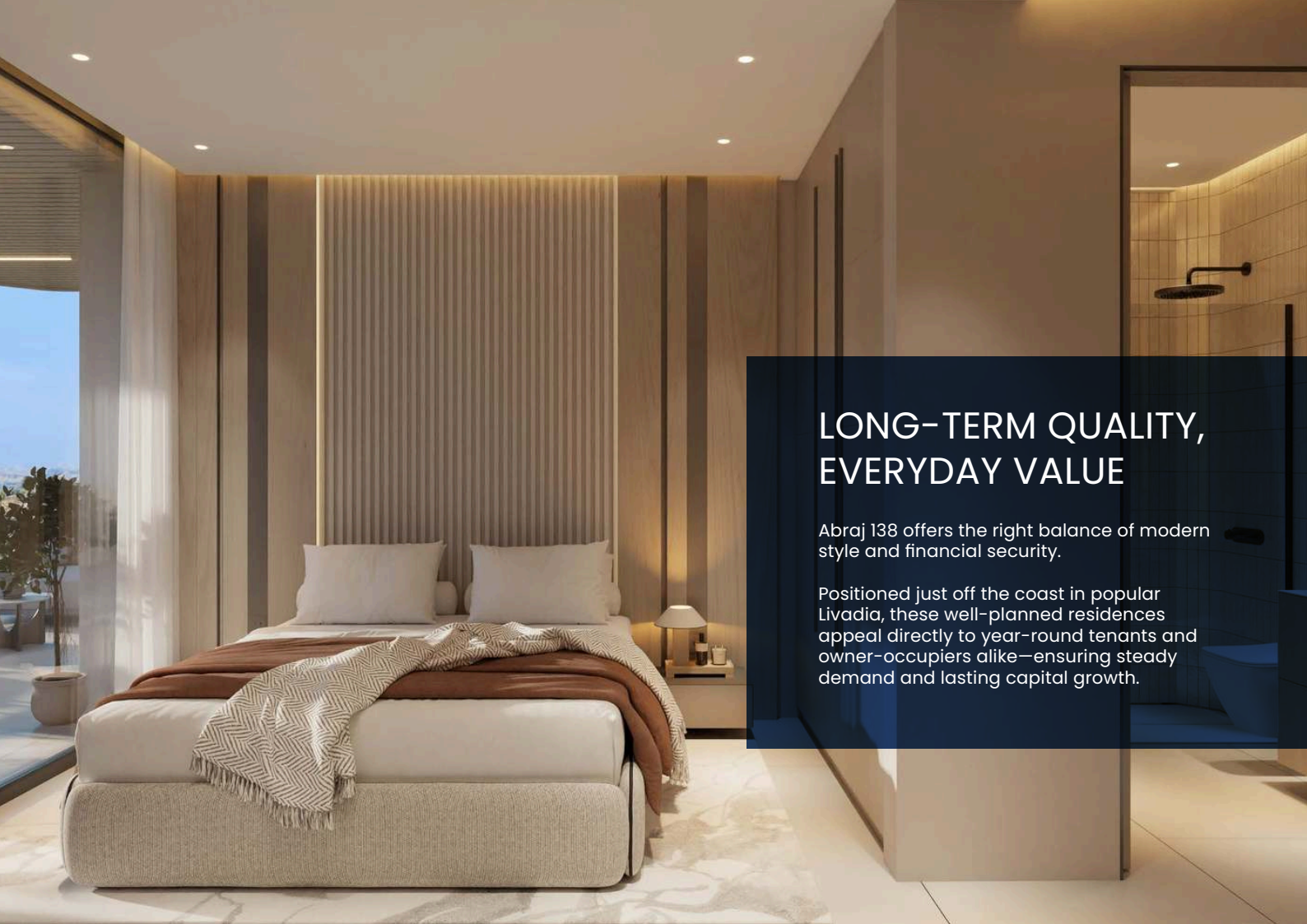
# POSITIONED FOR TOMORROW

Owning at Abraj 138 means sharing a border with Larnaca's largest upcoming coastal destinations and master-planned communities.

From neighborhood bakeries and fitness centers to fast transit routes, every convenience is already in place.

A smart, welcoming home base set right where the city's next chapter is unfolding.





# LONG-TERM QUALITY, EVERYDAY VALUE

Abraj 138 offers the right balance of modern style and financial security.

Positioned just off the coast in popular Livadia, these well-planned residences appeal directly to year-round tenants and owner-occupiers alike—ensuring steady demand and lasting capital growth.




# PERSPECTIVES




**COASTAL LIVING MADE SIMPLE**




ABRAJ 138




**PRIVATE PENTHOUSE TERRACES**








**ELEGANT ENTRYWAYS**

# NIGHT VIEW




HIGH-GRADE FINISHES
ABEJLA 188


ABRAJ 138
MARINA TWIN TOWERS


WELL-PLANNED
LIVING AREAS

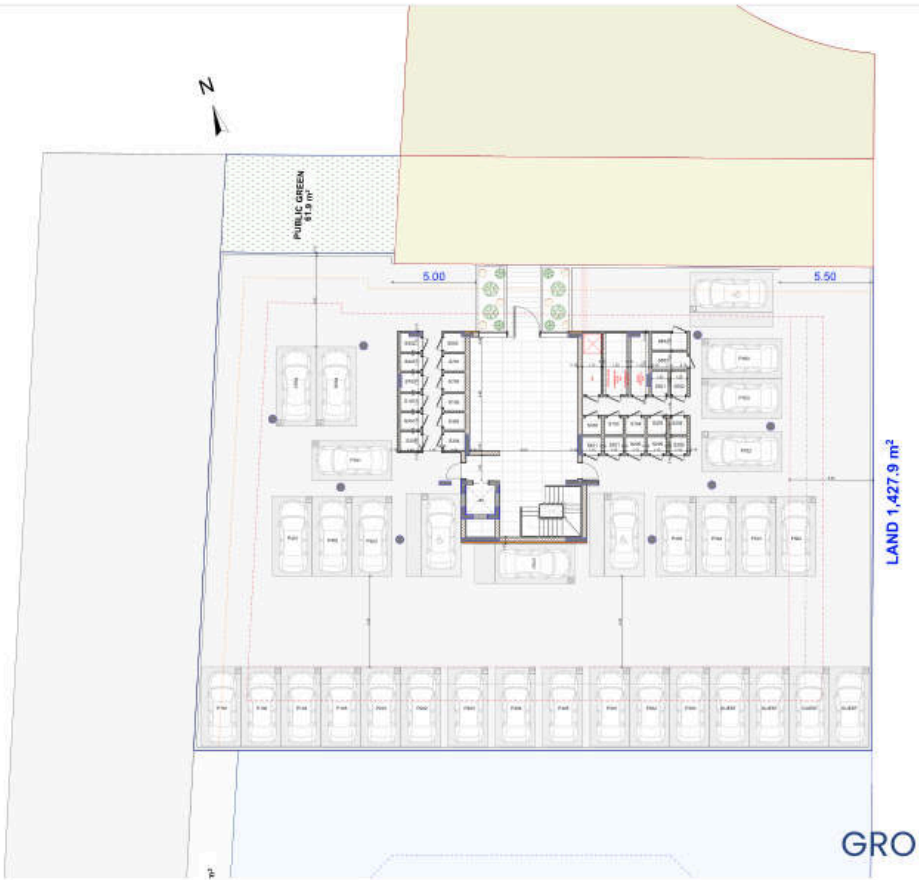









# FLOOR PLANS




GROUND FLOOR

## FLAT 102

1 BEDROOM
1 BATHROOM
51.5 SQM INTERIOR
11 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**85.9 SQM TOTAL AREA**

## FLAT 104

1 BEDROOM
1 BATHROOM
51.5 SQM INTERIOR
10.8 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**85.7 SQM TOTAL AREA**




## FLAT 101

1 BEDROOM
1 BATHROOM
49.9 SQM INTERIOR
10 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**83.3 SQM TOTAL AREA**

## FLAT 105

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
9.9 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**83.3 SQM TOTAL AREA**

# FIRST FLOOR

## FLAT 203

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**88.1 SQM TOTAL AREA**

## FLAT 202

1 BEDROOM
1 BATHROOM
50.4 SQM INTERIOR
11 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**83 SQM TOTAL AREA**

## FLAT 204

1 BEDROOM
1 BATHROOM
50.4 SQM INTERIOR
10.8 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**82.8 SQM TOTAL AREA**



## FLAT 201

1 BEDROOM
1 BATHROOM
49.9 SQM INTERIOR
10 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**81.5 SQM TOTAL AREA**

## FLAT 205

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
9.9 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**81.5 SQM TOTAL AREA**

# SECOND FLOOR

## FLAT 303

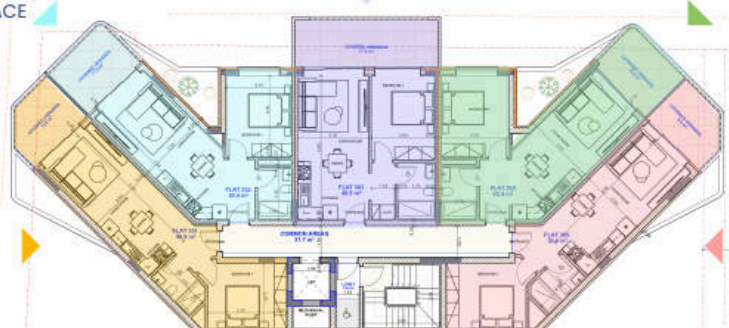
1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**88.1 SQM TOTAL AREA**

## FLAT 302

1 BEDROOM
1 BATHROOM
50.4 SQM INTERIOR
11 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**83 SQM TOTAL AREA**

## FLAT 304

1 BEDROOM
1 BATHROOM
50.4 SQM INTERIOR
10.8 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**82.8 SQM TOTAL AREA**



## FLAT 301

1 BEDROOM
1 BATHROOM
49.9 SQM INTERIOR
10 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**81.5 SQM TOTAL AREA**

## FLAT 305

1 BEDROOM
1 BATHROOM
50 SQM INTERIOR
9.9 SQM COVERED VERANDA
7.6 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**81.5 SQM TOTAL AREA**

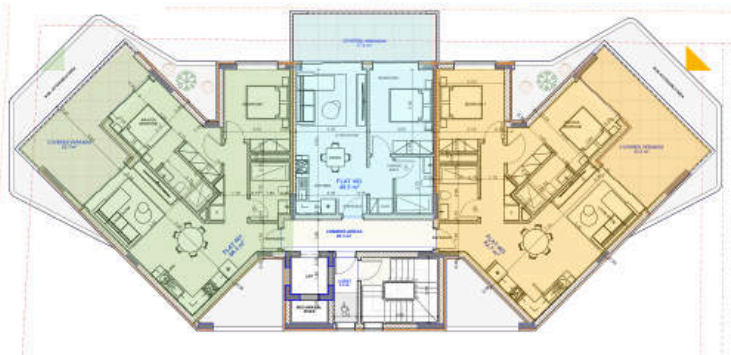
# THIRD FLOOR

## FLAT 401

2 BEDROOMS
2 BATHROOMS
80.2 SQM INTERIOR
22.7 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**126.3 SQM TOTAL AREA**

## FLAT 402

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**89.9 SQM TOTAL AREA**



## FLAT 403

2 BEDROOMS
2 BATHROOMS
82.7 SQM INTERIOR
23.5 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**129.6 SQM TOTAL AREA**

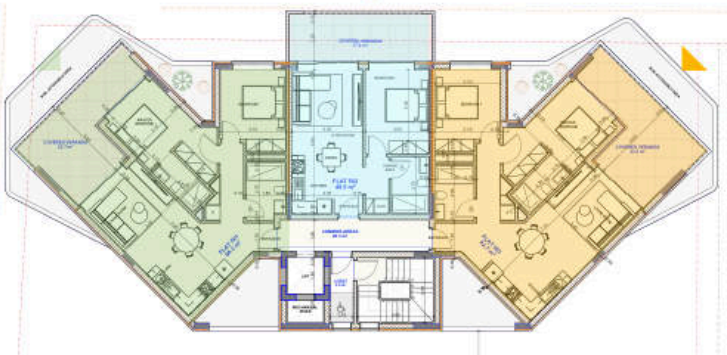
# FOURTH FLOOR

## FLAT 501

2 BEDROOMS
2 BATHROOMS
80.2 SQM INTERIOR
22.7 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**126.3 SQM TOTAL AREA**

## FLAT 502

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**89.9 SQM TOTAL AREA**



## FLAT 503

2 BEDROOMS
2 BATHROOMS
82.7 SQM INTERIOR
23.5 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**129.6 SQM TOTAL AREA**

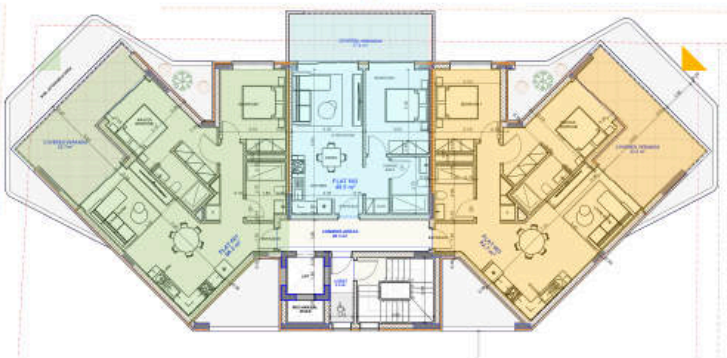
# FIFTH FLOOR

## FLAT 601

2 BEDROOMS
2 BATHROOMS
80.2 SQM INTERIOR
22.7 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**126.3 SQM TOTAL AREA**

## FLAT 602

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**89.9 SQM TOTAL AREA**



## FLAT 603

2 BEDROOMS
2 BATHROOMS
82.7 SQM INTERIOR
23.5 SQM COVERED VERANDA
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**129.6 SQM TOTAL AREA**

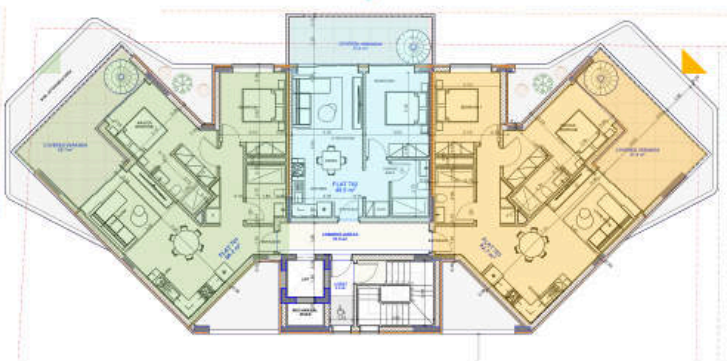
# SIXTH FLOOR

## FLAT 701

2 BEDROOMS
2 BATHROOMS
80.2 SQM INTERIOR
22.7 SQM COVERED VERANDA
61.6 ROOF GARDEN
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**126.3 SQM TOTAL AREA**

## FLAT 702

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
51.7 ROOF GARDEN
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**89.9 SQM TOTAL AREA**



## FLAT 703

2 BEDROOMS
2 BATHROOMS
82.7 SQM INTERIOR
23.5 SQM COVERED VERANDA
61.3 ROOF GARDEN
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**129.6 SQM TOTAL AREA**

# SEVENTH FLOOR

## FLAT 701

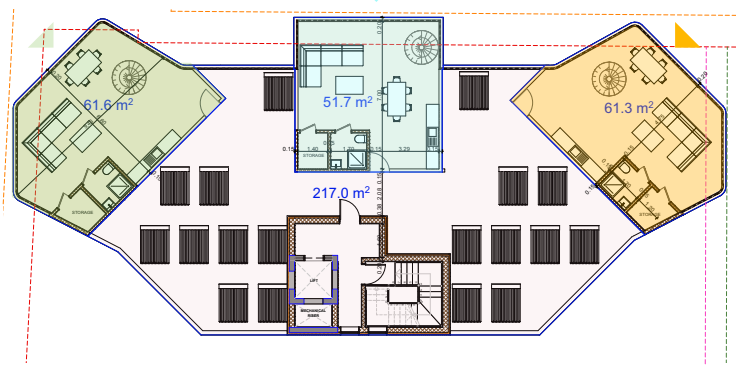
2 BEDROOMS
2 BATHROOMS
80.2 SQM INTERIOR
22.7 SQM COVERED VERANDA
61.6 ROOF GARDEN
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**126.3 SQM TOTAL AREA**

## FLAT 702

1 BEDROOM
1 BATHROOM
49.5 SQM INTERIOR
17 SQM COVERED VERANDA
51.7 ROOF GARDEN
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**89.9 SQM TOTAL AREA**

## FLAT 703

2 BEDROOMS
2 BATHROOMS
82.7 SQM INTERIOR
23.5 SQM COVERED VERANDA
61.3 ROOF GARDEN
9.4 SQM COMMON AREA
2 SQM STORAGE AREA
12.00 SQM PARKING SPACE
**129.6 SQM TOTAL AREA**




ROOF GARDEN


ABRAJ
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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.

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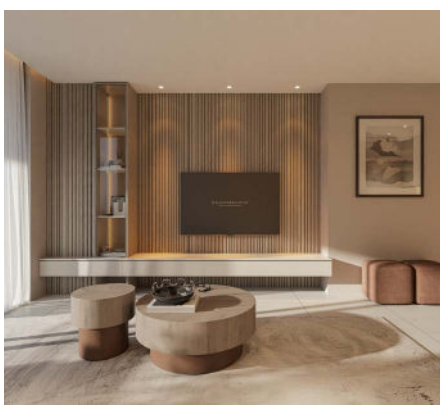



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