



CELESTIA

166





Where city energy meets refined comfort.

Set in a calm and peaceful residential neighborhood in Larnaca, this boutique residence is designed with understated elegance and refined comfort. The building features 12 exclusive apartments, each crafted with meticulous attention to detail and contemporary style.

With attractive pricing and strong rental demand in the area, the project presents an appealing opportunity for both homeowners and investors. Whether as a primary residence or a strategic investment, this development offers lasting value, attractive rental potential, and the advantage of being located in a peaceful, well-connected neighborhood.

The crossroads of lifestyle and opportunity

Set at the heart of the Mediterranean, Cyprus stands as a beacon of accessibility and growth. Larnaca, its emerging coastal gem, combines lifestyle appeal with increasing global connectivity.

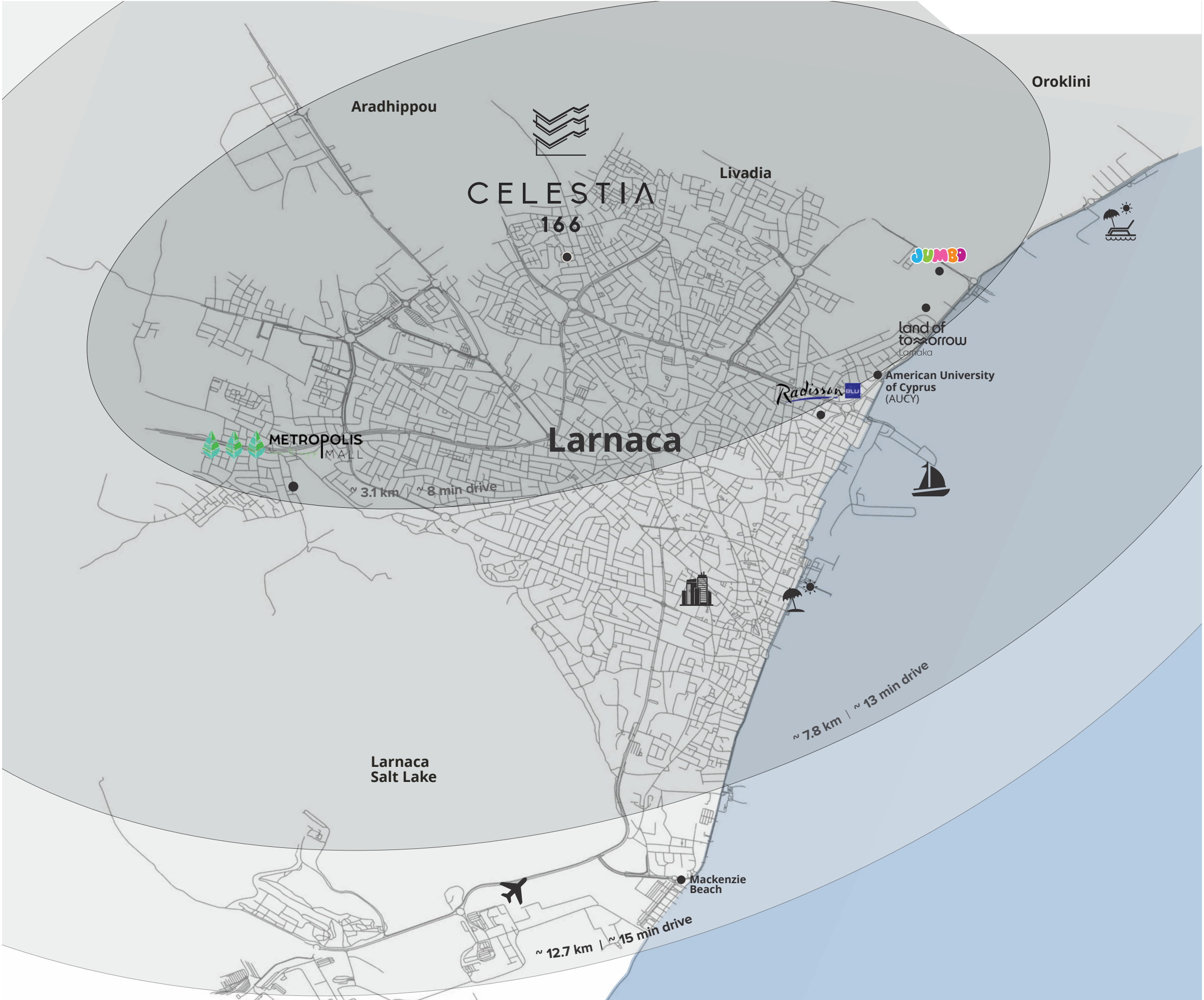
With an investor-friendly tax regime, progress toward Schengen membership, and transformative waterfront projects, Cyprus continues to evolve. With a clear pathway to permanent residency, the island stands out as an exceptional place to live, invest, and thrive.



Central. Connected. Valuable.

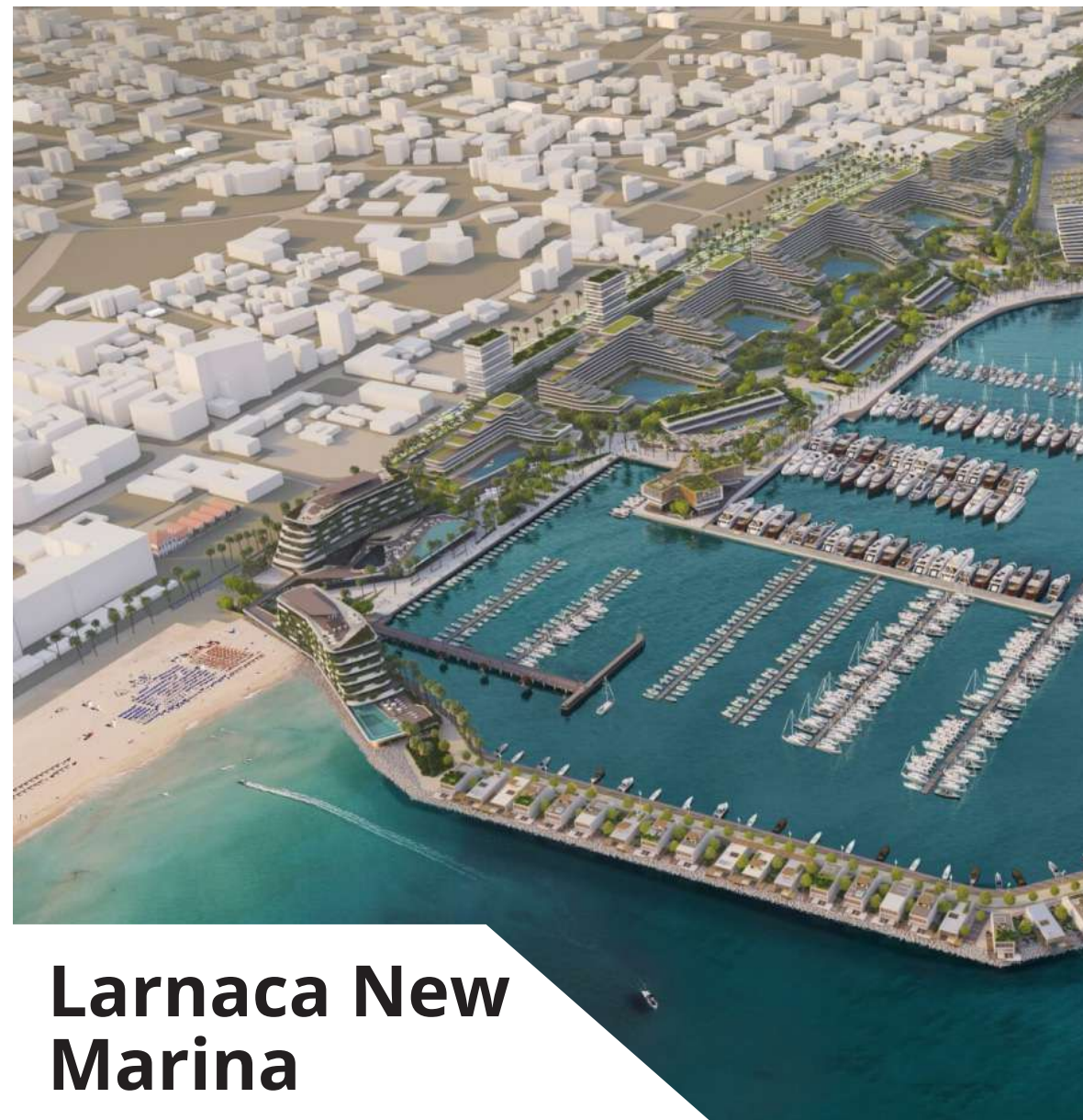
Positioned in the center of Larnaca, Celestia 166 offers convenient connectivity and long-term value in a calm residential neighborhood.

 Larnaca International Airport 12.7 km 15 min drive	 City Center 5.1 km 13 min drive	 Finikoudes Blue Flag Public Beach 4.8 km 14 min drive
 New Marina of Larnaca 4.4 km 12 min drive	 Oroklini Strip of Public Beaches and Resorts 7.8 km 13 min drive	 Radisson Blu Hotel 3.1 km 8 min drive
 5.8 km 10 min drive	 Shopping Center 4.1 km 8 min drive	 Metropolis Mall 3.2 km 7 min drive
 3.9 km 8 min drive	 Mackenzie Beach 7.4 km 16 min drive	



A location designed to grow.

Surrounded by Larnaca's transformative developments and upward momentum, Celestia 166 offers a vibrant living experience and strategic investment opportunity.



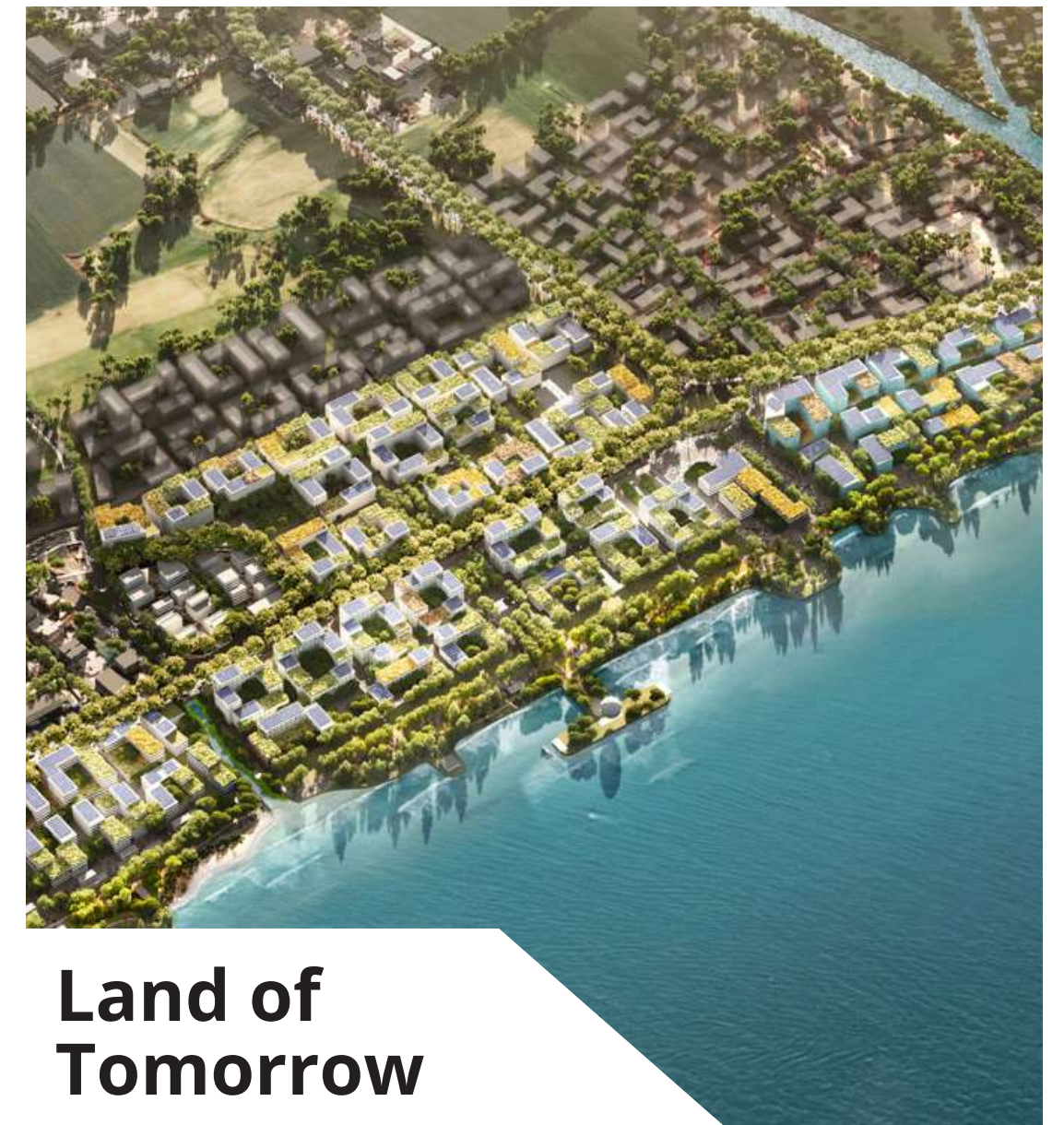
Larnaca New Marina

A 1.2€ billion project transforming the city into a leading Mediterranean hub for tourism, business, and yachting.



Horizon Towers

An upcoming high-rise development adding a new skyline landmark to the area.



Land of Tomorrow

A 1€ billion sustainable redevelopment converting Larnaca's former industrial waterfront into a visionary coastal community.



The Façade





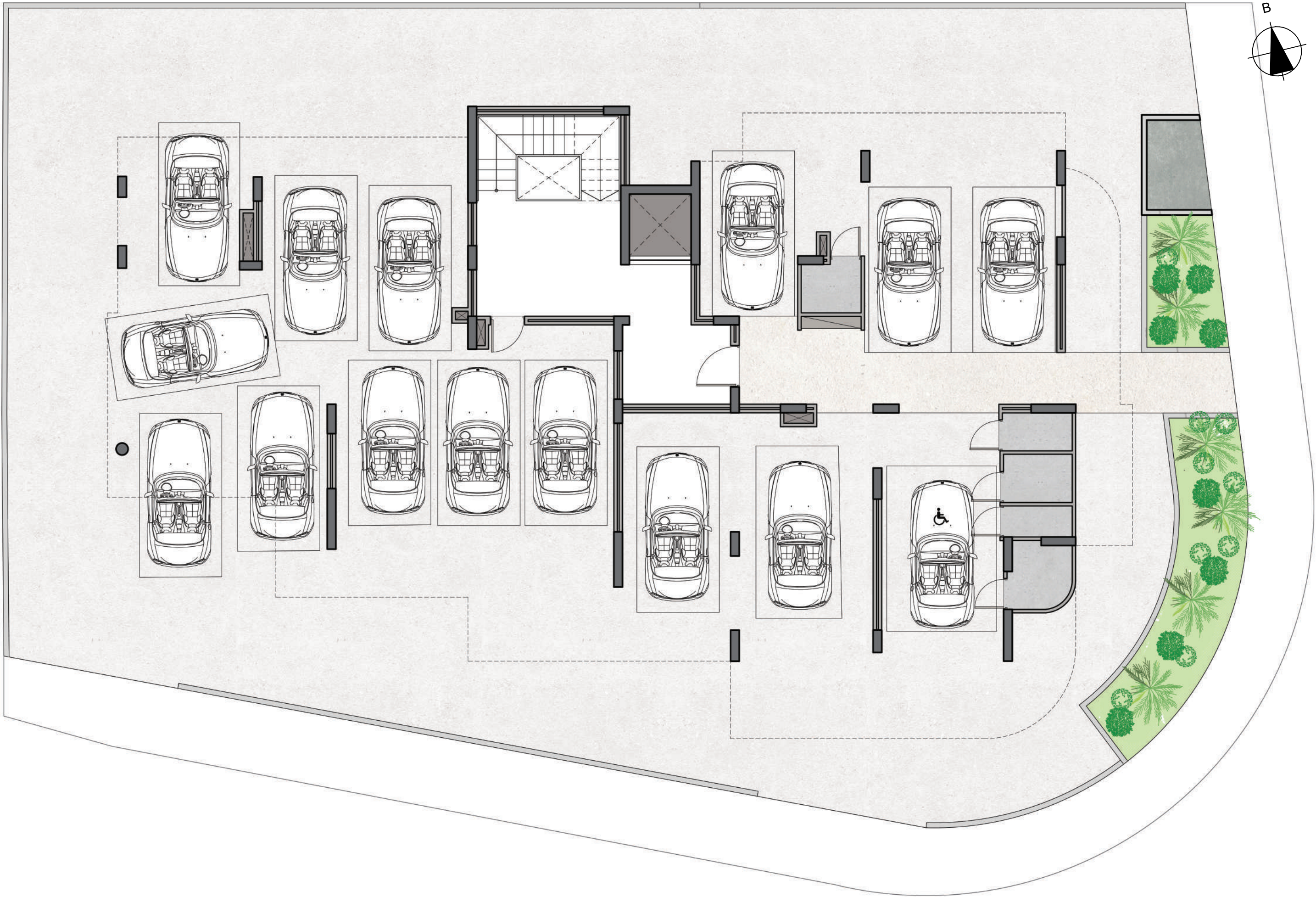




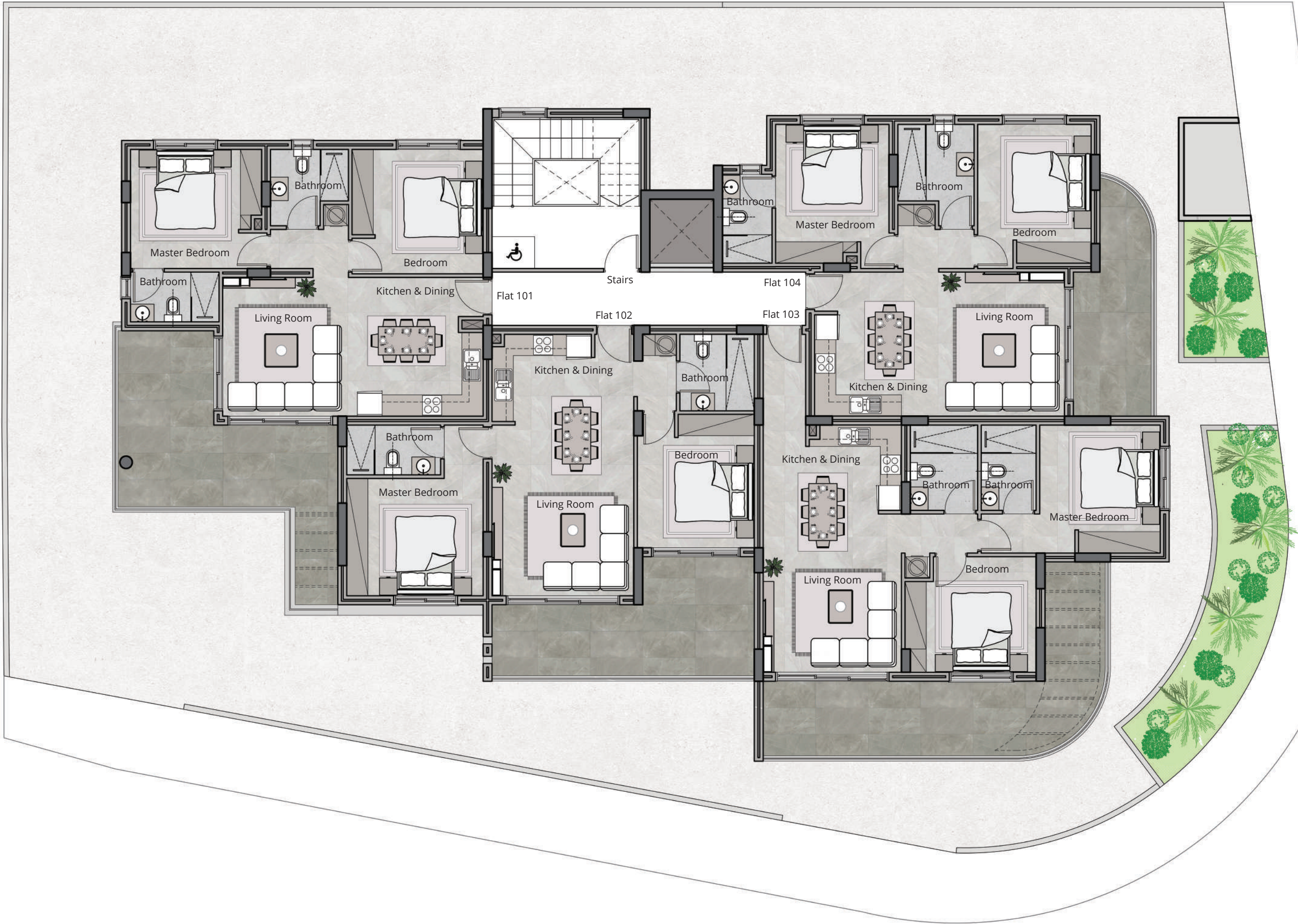


Floor Plans

Ground Floor / Parking

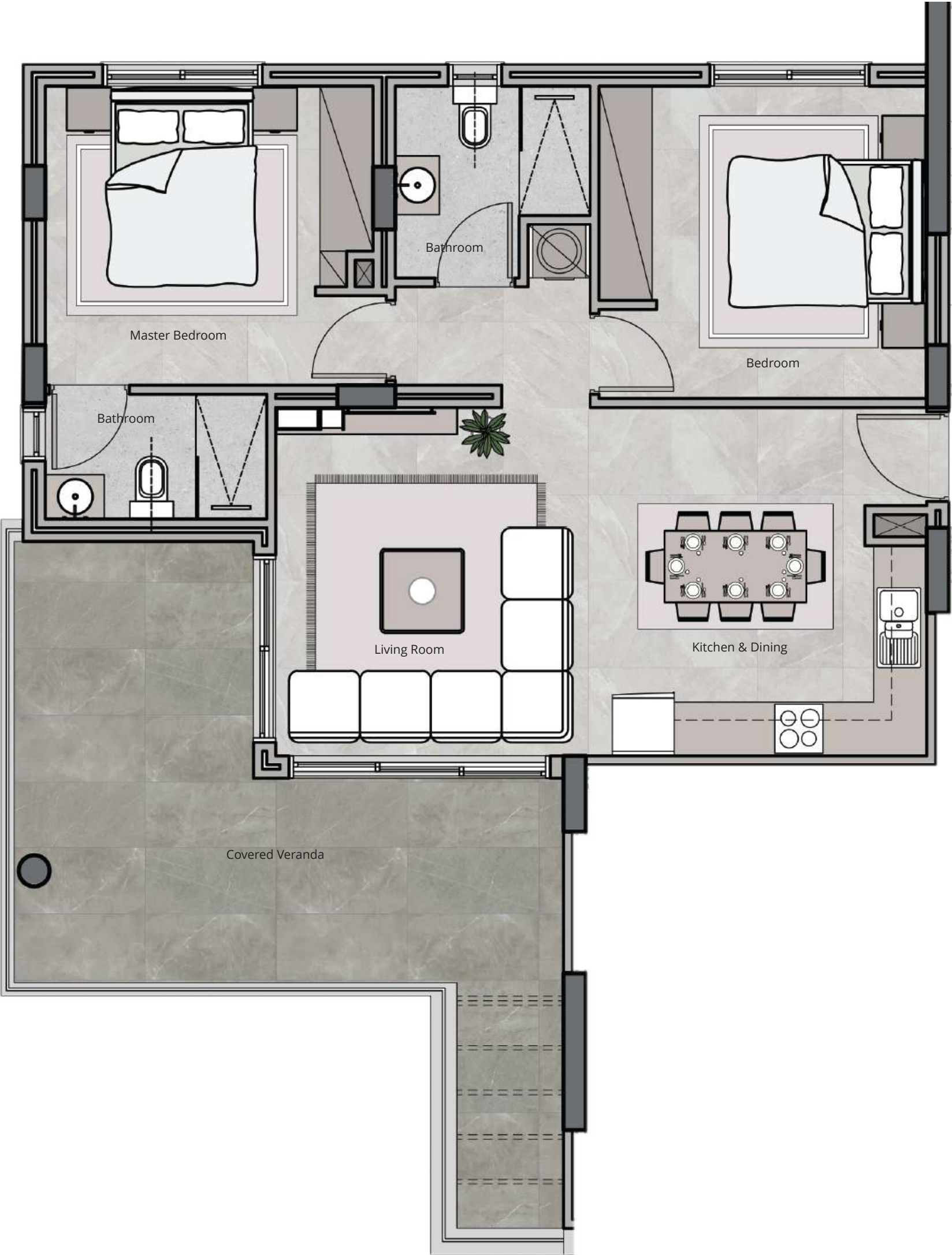


1st Floor



1st Floor / Flat 101

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 75 sqm
- Covered Veranda Area: 23.45 sqm
- Uncovered Veranda Area: 4.7 sqm
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



1st Floor / Flat 102

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 75.85 sqm
- Covered Veranda Area: 21.15 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



1st Floor / Flat 103

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 76.75 sqm
- Covered Veranda Area: 17.1 sqm
- Uncovered Veranda Area: 10.2 sqm
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1

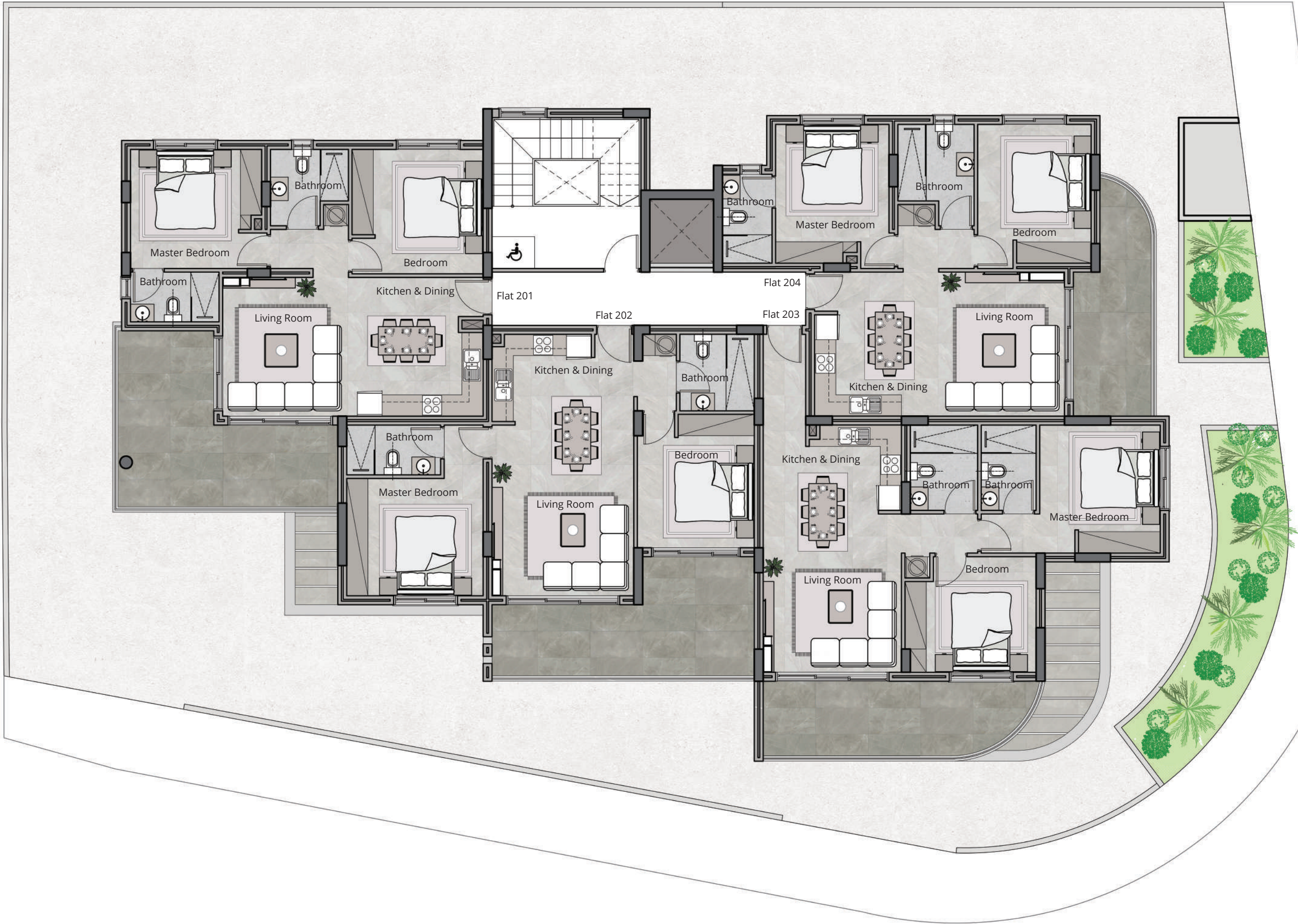


1st Floor / Flat 104

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 76.2 sqm
- Covered Veranda Area: 13.55 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1

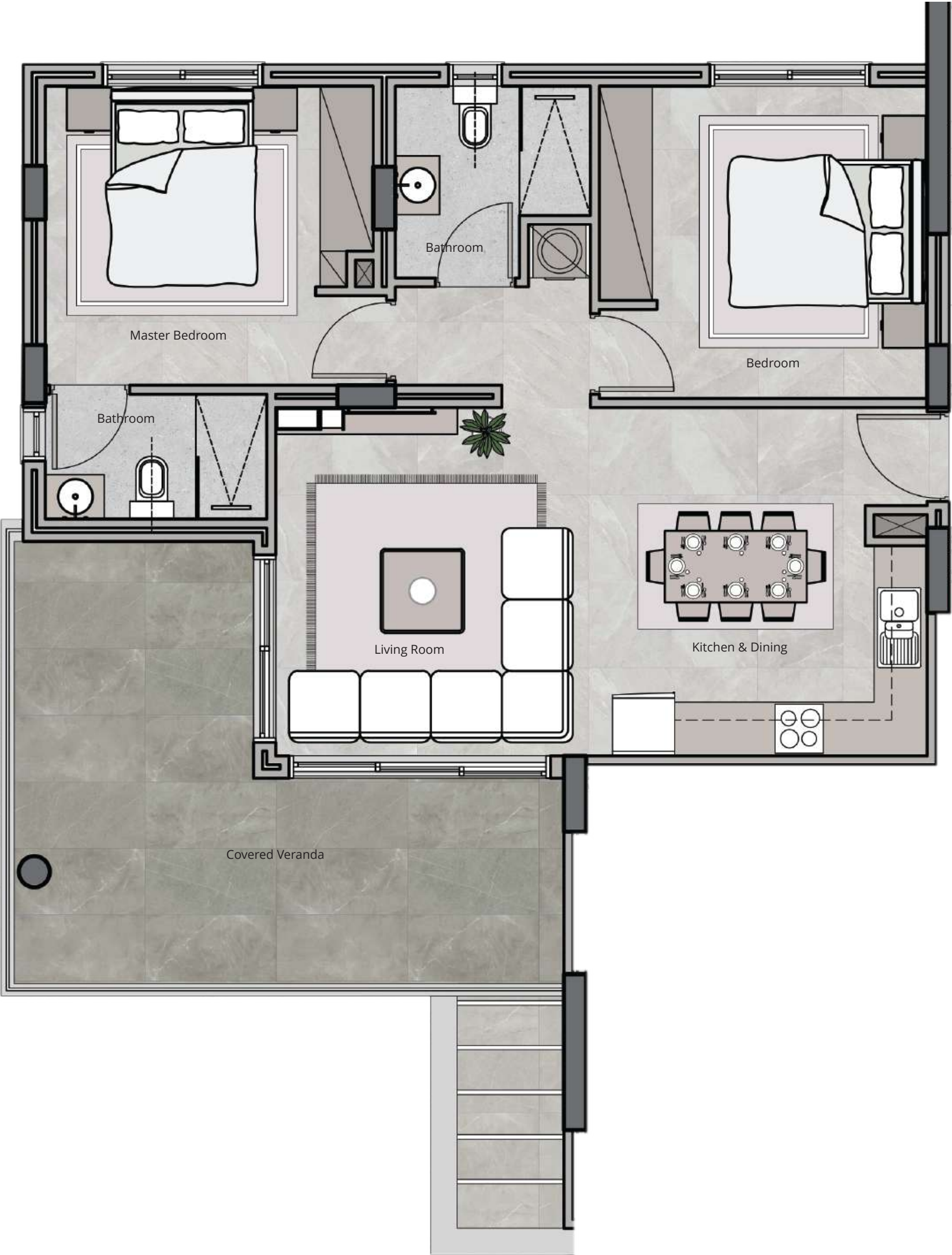


2nd Floor



2nd Floor / Flat 201

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 75 sqm
- Covered Veranda Area: 23.45 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



2nd Floor / Flat 202

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 75.85 sqm
- Covered Veranda Area: 21.15 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



2nd Floor / Flat 203

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 76.75 sqm
- Covered Veranda Area: 17.1 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1

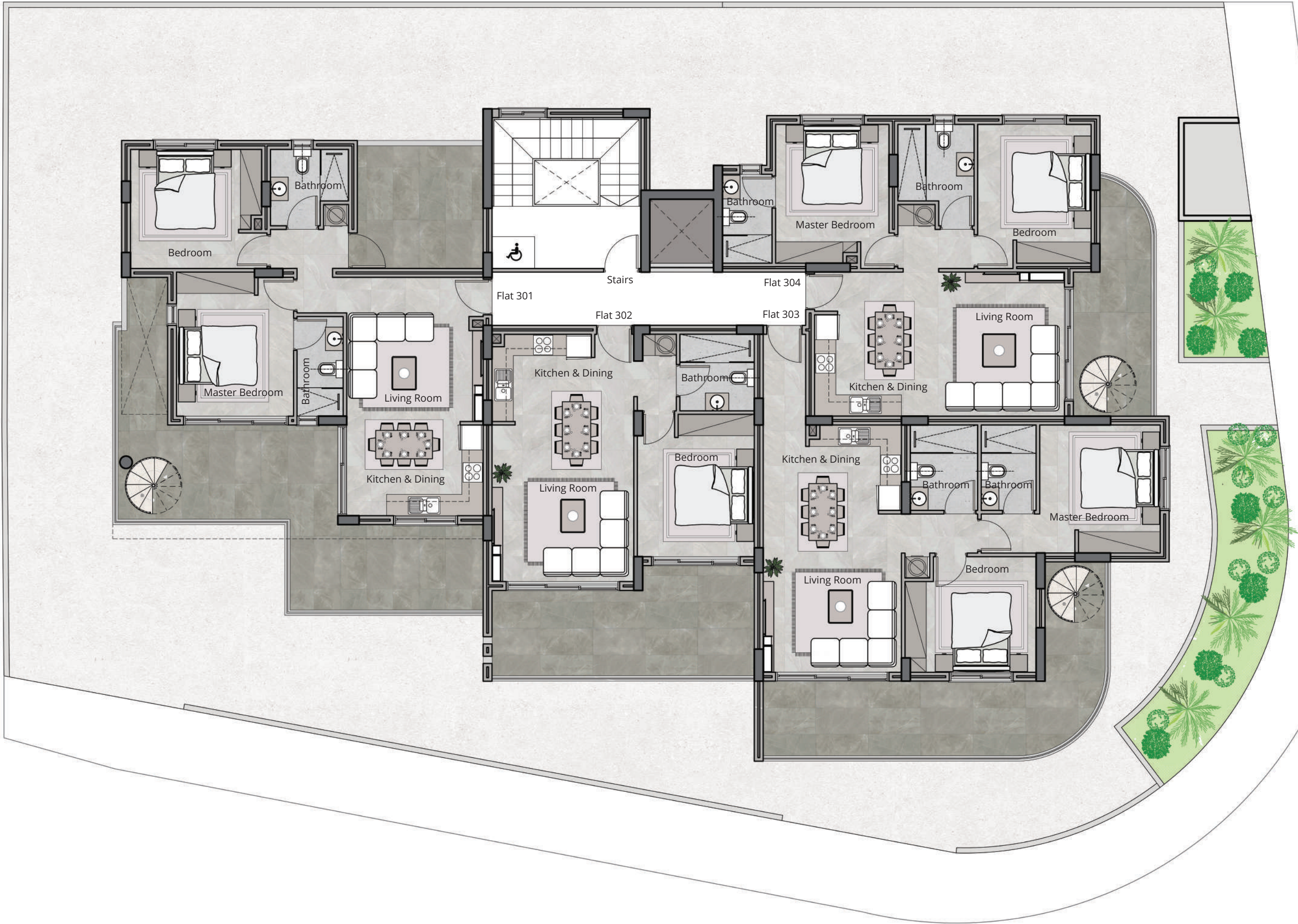


2nd Floor / Flat 204

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 76.2 sqm
- Covered Veranda Area: 13.55 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1

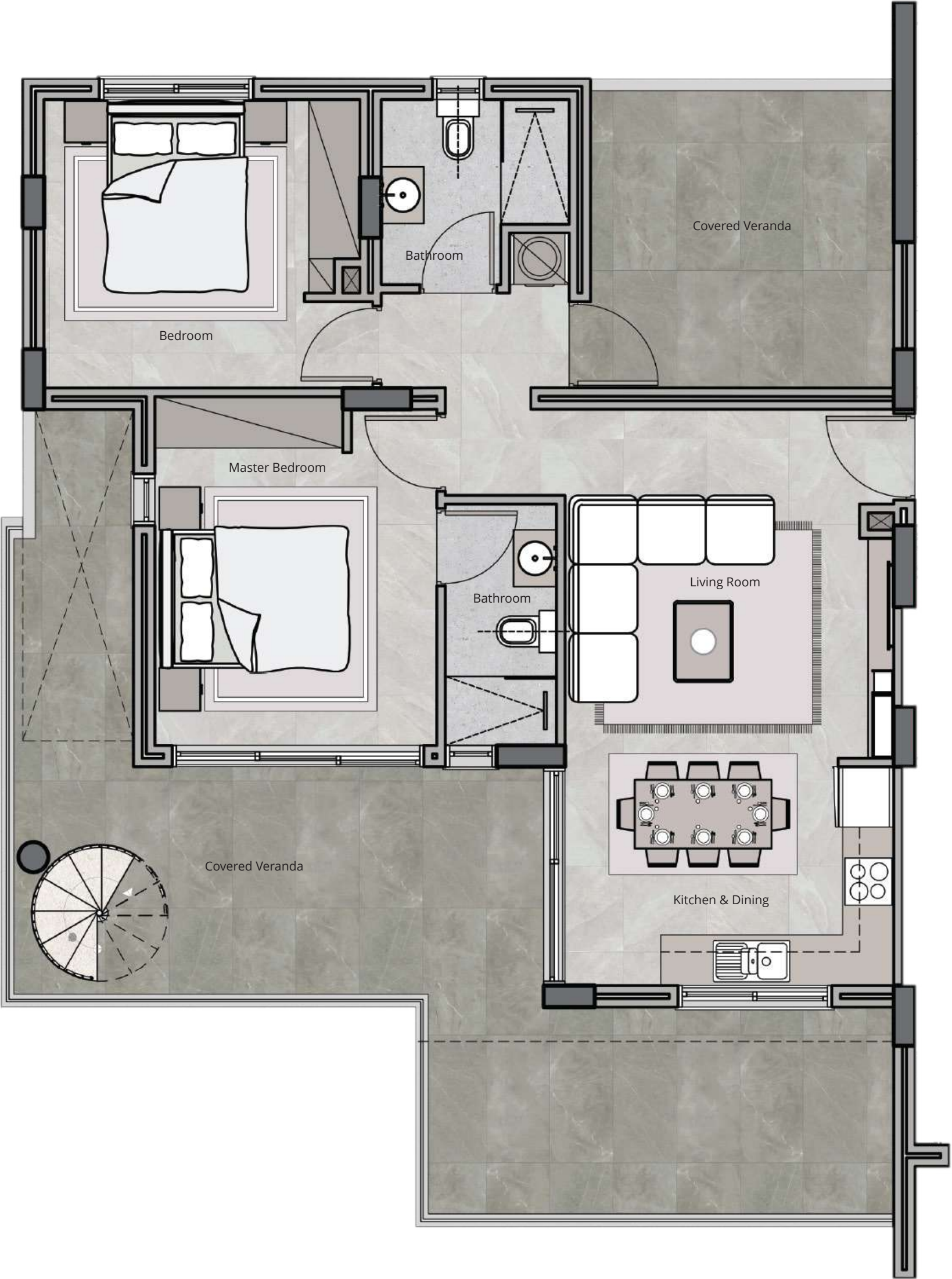


3rd Floor



3rd Floor / Flat 301

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 75.75 sqm
- Covered Veranda Area: 29.7 sqm
- Uncovered Veranda Area: 19.3 sqm
- Roof Garden Area: 58.85 sqm
- Parking: 1
- Storage Room: 1



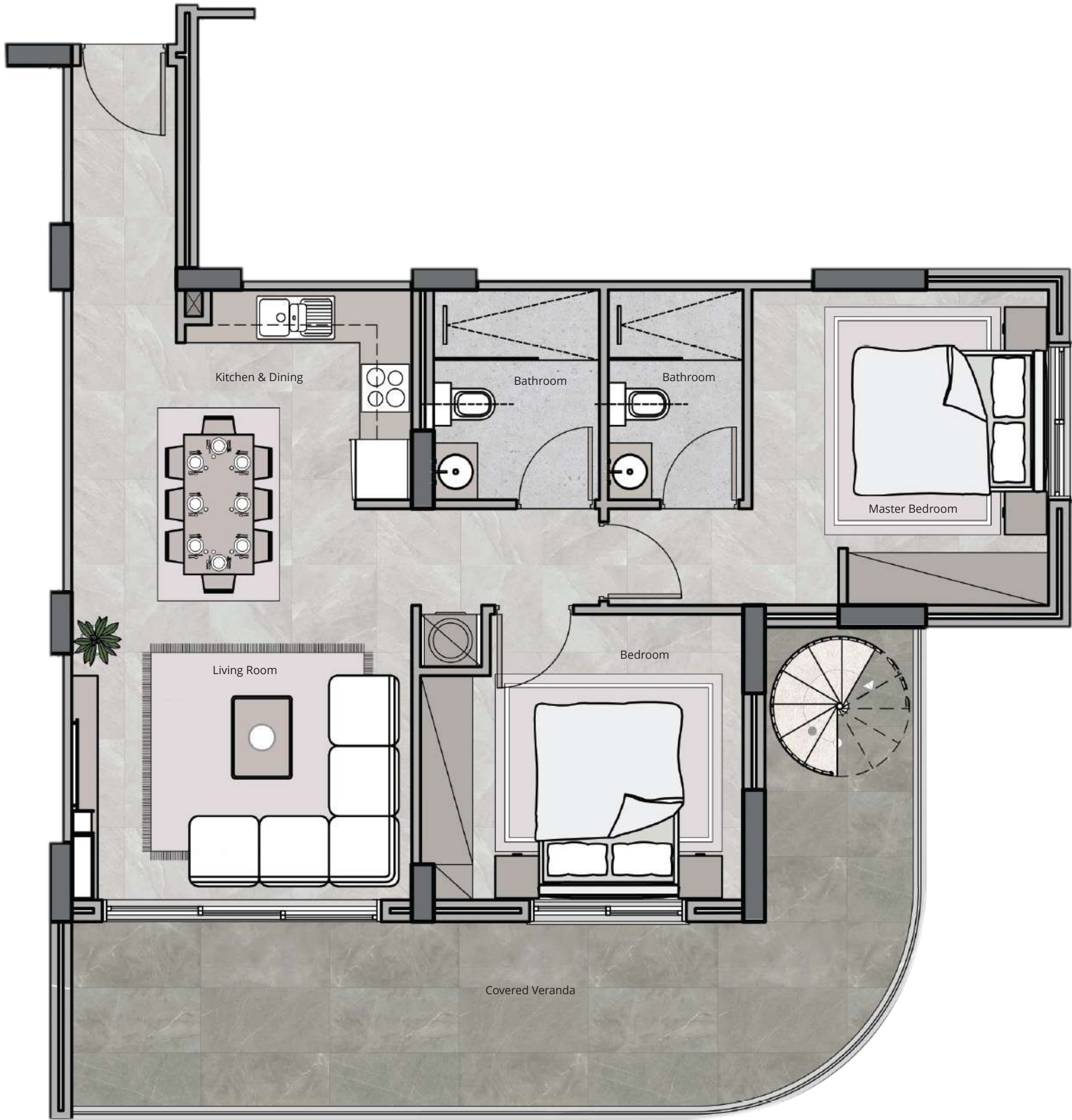
3rd Floor / Flat 302

- # of Bedrooms: 1
- # of Bathrooms: 1
- Internal Area: 53.9 sqm
- Covered Veranda Area: 22.1 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



3rd Floor / Flat 303

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 76.75 sqm
- Covered Veranda Area: 25.3 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: 82.25 sqm
- Parking: 1
- Storage Room: 1

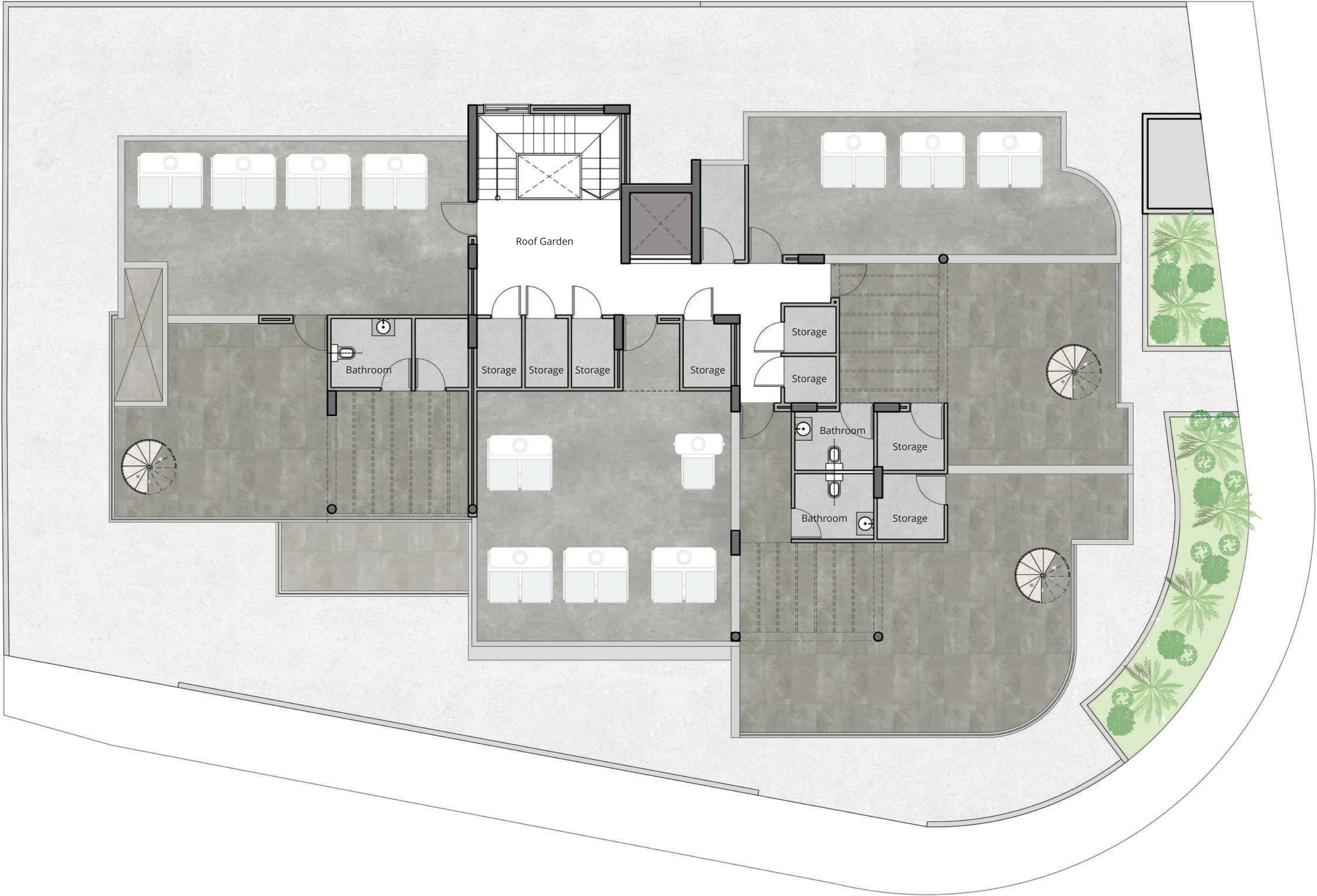


3rd Floor / Flat 304

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 76.2 sqm
- Covered Veranda Area: 11.55 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: 53.75 sqm
- Parking: 1
- Storage Room: 1



Roof gardens





The Interior













Details That Matter



Own, invest, and belong.

Cyprus combines investment security with exceptional Mediterranean living. Its strategic location, favorable tax system, and dynamic coastal lifestyle create the ideal balance between opportunity and quality of life - making it one of Europe's most attractive destinations for property ownership and residency.

Permanent Residency Advantages

- ✓ Lifetime status with no need to reside in Cyprus - only one visit every two years required.
- ✓ Covers the whole family, including children.
- ✓ Business ownership and dividend income allowed. Access to top private schools for dependents.
- ✓ Freehold property, no inheritance tax, and one of the lowest property taxes worldwide.
- ✓ Rental income potential and pathway to citizenship. Convenient travel across Europe.

Fast-Track Residency Process

- ✓ Approval within approximately six months.
- ✓ Property purchase of 300,000€ + VAT or more (can be one or two new properties).

Celestia 166

Payment Method

Upon Reservation	10%
Upon Excavation	30%
Upon Unit Concrete Completion	15%
Upon Unit Blockworks Completion	15%
Upon Unit Internal Plaster Completion	10%
Upon Unit Internal Tiling Completion	10%
Upon Unit Aluminum Completion	5%
Upon Unit Completion	5%

Apartment	Floor	Bedrooms	Bathrooms	Internal Area (sqm)	Covered Veranda Area (sqm)	Uncovered Veranda Area (sqm)	Roof Garden Area (sqm)	Parking	Storage	Availability
101	1	2	2	75	23.45	4.7	-	1	1	Available
102	1	2	2	75.85	21.15	-	-	1	1	Sold
103	1	2	2	76.75	17.1	10.2	-	1	1	Available
104	1	2	2	76.2	13.55	-	-	1	1	Available
201	2	2	2	75	23.45	-	-	1	1	Available
202	2	2	2	75.85	21.15	-	-	1	1	Available
203	2	2	2	76.75	17.1	-	-	1	1	Sold
204	2	2	2	76.2	13.55	-	-	1	1	Available
301	3	2	2	75.75	29.7	19.3	58.85	1	1	Available
302	3	1	1	53.9	22.1	-	-	1	1	Sold
303	3	2	2	76.75	25.3	-	82.25	1	1	Available
304	3	2	2	76.2	11.55	-	53.75	1	1	Available

1. Framework

Earthquake-resistant reinforced concrete. Structural design according to the relevant Euro Codes.

2. External walls

25 cm clay brick. Grafiato applied over the thermal insulation as per manufacturers’ guidelines and exterior sandex paint or cladding system.

3. Roof

Flat roof with waterproof membrane, thermal insulation and screed.

4. Balconies

Reinforced concrete cantilevered slabs with steel or glass balustrade

5. Thermal Insulation

- ✓ Dampproof course applied to all exposed concrete areas at ground floor level.
- ✓ Water insulation to all balconies and roof areas.
- ✓ Thermal insulation with extruded polystyrene to all external surfaces as per detailed drawings and as per regulations.

6. Doors & Windows

- ✓ Internally of wood melamine finish or equivalent.
- ✓ All external doors and windows will be from thermally insulated aluminium sections with double glazed and energy efficient glass.
- ✓ Powder-coated or anodized aluminium frames: colour and finish/type as specified in the Building Energy Performance Certificate and subject to the Architect’s approval.
- ✓ Sliding: MUSKITA MU114 or equivalent.
- ✓ Hinged: MUSKITA MU2020 or equivalent.

7. Woodwork

Woodwork

- ✓ Good quality fittings.

Kitchen and Bathroom Units

- ✓ Wood veneer finish with melamine interiors or equivalent.
- ✓ Soft-closing mechanisms.
- ✓ Countertops in granite or marble (EGER or equivalent)

Woodwork

- ✓ Good quality fittings.

Bedroom Wardrobes

- ✓ Wood veneer with melamine interiors (EGER or equivalent).

8. Main entrance door (Apartment)

- ✓ Security/fire-rated door that complies with Fire Department regulations.
- ✓ Safety lock (EGER or equivalent).
- ✓ Door with solid wood external surface or equivalent.

9. Sanitary fittings

- ✓ 1st quality sanitary fittings, to EU standards.
- ✓ Wall-hung WC with concealed cistern.

10. Internal walls

- ✓ Hollow clay bricks, two coats plaster and finish with Matt emulsion paint (Sherwin-Williams or equivalent).
- ✓ Metal angles on all interior vertical and horizontal edges.
- ✓ Reinforcing fiberglass mesh on joints between concrete and masonry.

11. Floor Finishes

Living areas and kitchen: Ceramic tiles

Bedrooms: Ceramic tiles

Verandas: Ceramic tiles

Common areas / staircase: Ceramic tiles

All floors are finished with matching skirting and all window sills and thresholds are in marble.

12. Elevator

Elevator with stainless steel lining (OTIS or equivalent).

13. Wall finishes

- ✓ Bathroom area ceramic tiles.
- ✓ Kitchen backsplash in granite or marble (EGER or equivalent).

14. Plumbing and sanitary installation

According to British standards. P.V.C pipes for drainage and pipe-in-pipe system for hot and cold-water supply.

Solar Water Heater

- ✓ Separate system for each apartment located on the roof.
- ✓ Includes electric immersion element boiler tank and water pressurizing pump.
- ✓ Water tank and fresh water supply to kitchen sink.

Wiring

- ✓ Executed according to design and EAC (Electricity Authority of Cyprus) Regulations.

15. Ceilings

False ceilings shall be provided in bathrooms and wherever indicated on the architectural drawings.
Thin plaster and two coats of flat emulsion paint (Sherwin-Williams or equivalent) and/or fair-faced concrete finish with spatula will be applied on the ceilings.

16. Electrical installation

As per detailed drawings to EAC regulations.
Fire detection/alarm system in common areas.

Switches

- ✓ High-quality switches (LE GRAND or equivalent).
- ✓ USB-C Power Plugs in bedrooms

Light Fittings

- ✓ Supply and installation on buyer’s account.

Entrance

- ✓ Automatic lighting system and automation system entry access control.

Provisions

- ✓ Electric shutters on windows (bedrooms).
- ✓ Controlled access to parking (gates, remotes).
- ✓ Provisions for split-type air conditioning units (for heating and cooling) in kitchen, living area and bedrooms.
- ✓ Purchase and installation of AC units on buyer’s account.
- ✓ Provision for electric vehicle charging.
- ✓ Provision for CCTV system in common areas.

17. Mechanical installation

Balconies

- ✓ Faucet installed on main balcony.

Ground Floor Area

- ✓ Faucet installed in ground floor parking area.

Bathrooms

- ✓ Provided with a mechanical ventilation system where no window or other means of natural ventilation is available.

18. External area

External dustbin area will be provided as per plan 1.2 m perimeter wall.

19. Photovoltaic

Photovoltaic panels will be installed on the roof for use in the common areas.

20. Air conditioning

Pre-installation (piping and drainage) for split-unit A/C in living room and all bedrooms; units by buyer or optional package

21. TV / data

Pre-wired points to living room and all bedrooms.

22. Video intercom

Video intercom linked to building main entrance.

23. Fire safety

Fire-rated doors and emergency lighting per Fire Department requirements

24. Parking

Allocated covered or open parking space per apartment with rendered concrete finish or equivalent.

25. Roof garden

Roof Garden BBQ countertops constructed of reinforced concrete, including base, ceramic tile cladding below the countertop, aluminium cabinet doors.

26. Storage

Private storage room allocated per apartment (where applicable).