



CELESTIA

453





Where city energy meets refined comfort.

Set at the end of a peaceful street in Livadia, this boutique residence enjoys a unique position beside a public garden, surrounded by open space and natural light. Only five minutes from the beach and close to top universities, emerging amenities, and major upcoming projects such as Land of Tomorrow and Horizon Towers, it offers both privacy and connectivity.

Designed with timeless subtle luxury, Celestia 453 comprises seven elegant apartments, each combining modern comfort with a sense of calm. Ideal for both homeowners and investors, this project presents a rare opportunity to own a contemporary residence in one of Larnaca's most desirable and fast-evolving coastal areas.

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.

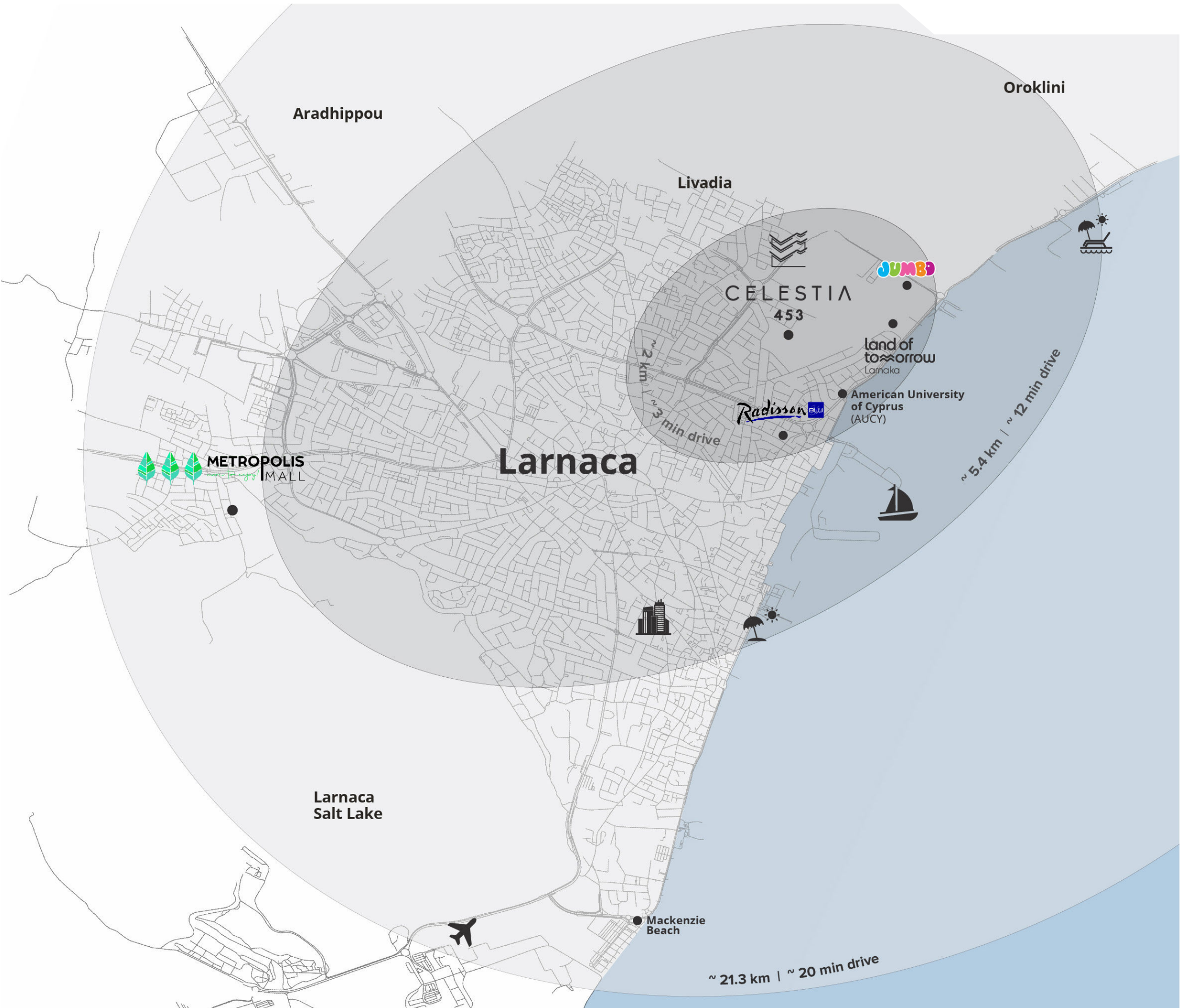
With an investor-friendly tax regime, progress toward Schengen membership, and transformative waterfront projects, Cyprus continues to evolve. With a clear pathway to permanent residency, the island stands out as an exceptional place to live, invest, and thrive.



Central. Connected. Valuable.

Ideally positioned near Larnaca’s key attractions and essential infrastructure, Celestia 453 offers convenience, connectivity, and long-term value in one of the city’s most dynamic areas.

 Larnaca International Airport 21.3 km 20 min drive	 City Center 5.9 km 13 min drive	 Finikoudes Blue Flag Public Beach 5.4 km 12 min drive
 New Marina of Larnaca 4.8 km 10 min drive	 Oroklini Strip of Public Beaches and Resorts 9.1 km 13 min drive	 Radisson Blu Hotel 3.3 km 5 min drive
 2 km 3 min drive	 Shopping Center 3.6 km 6 min drive	 Metropolis Mall 6.2 km 14 min drive
 2.5 km 5 min drive	 Mackenzie Beach 7.5 km 16 min drive	



City Views. Coastal Vistas.

Steps from a municipal park, the project combines urban energy with coastal charm, offering sweeping city views and glimpses of the sea from its open sides and front.



A location designed to grow.

Surrounded by Larnaca's transformative developments and upward momentum, Celestia 453 offers a vibrant living experience and strategic investment opportunity.



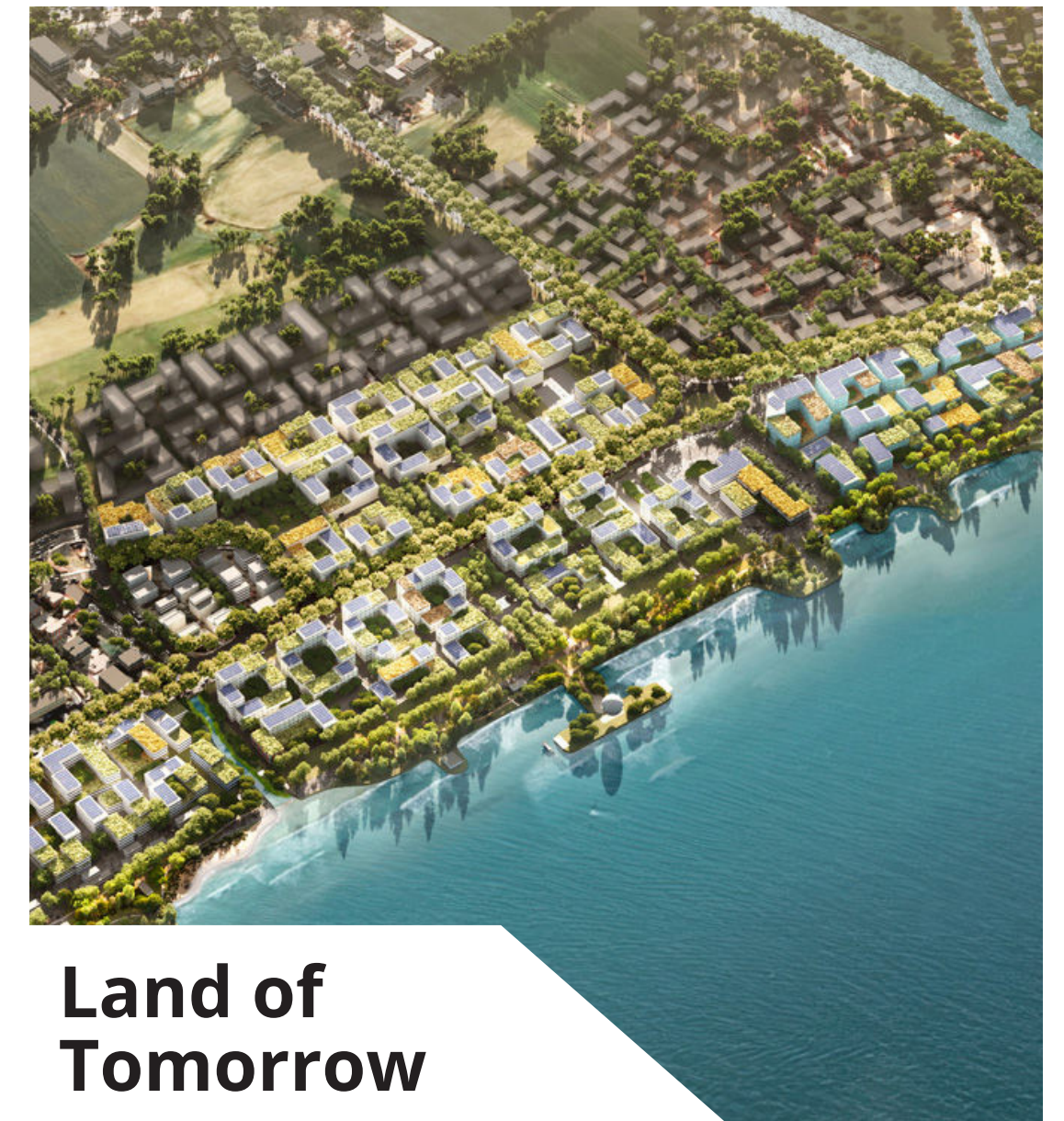
Larnaca New Marina

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

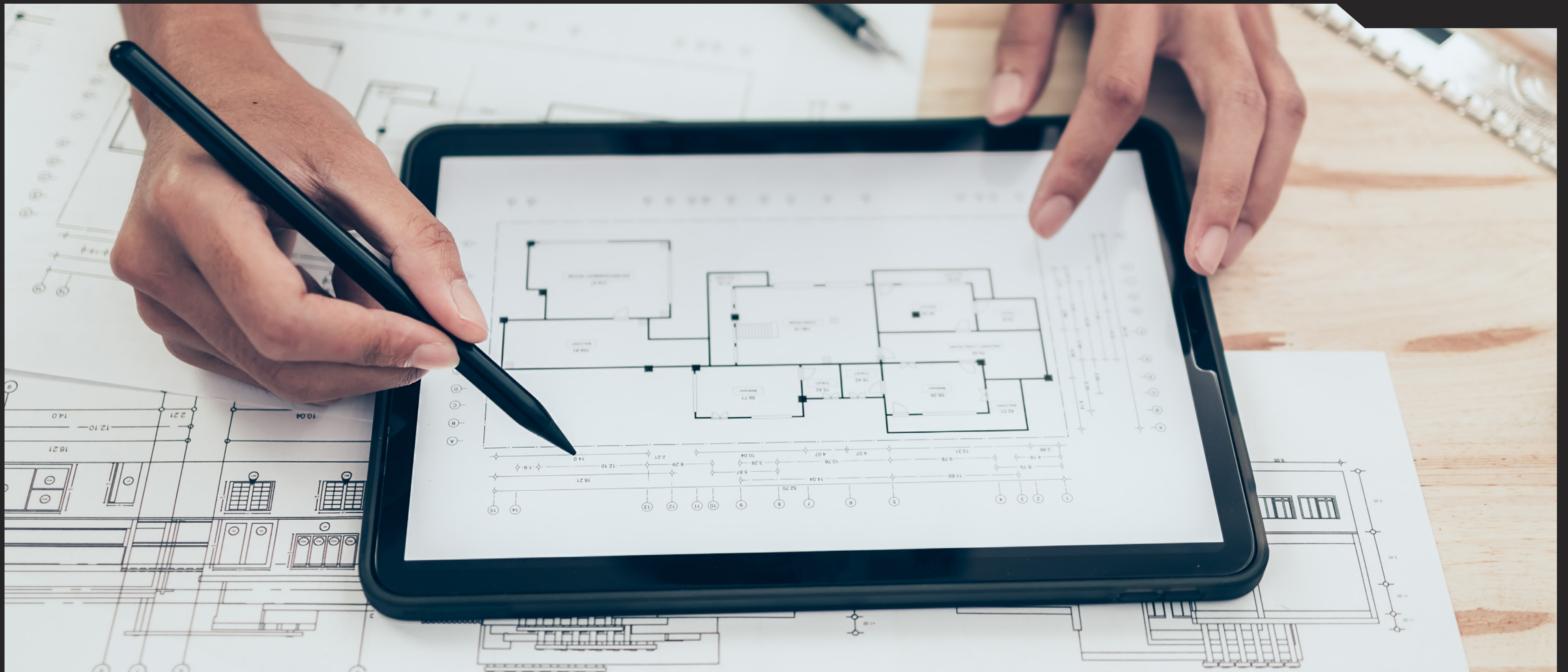












Floor Plans

Ground Floor / Parking

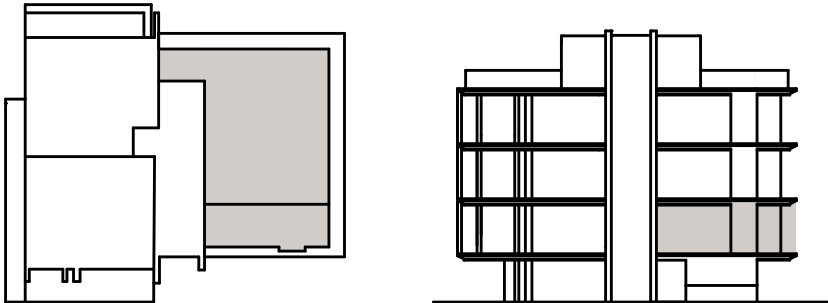


1st Floor



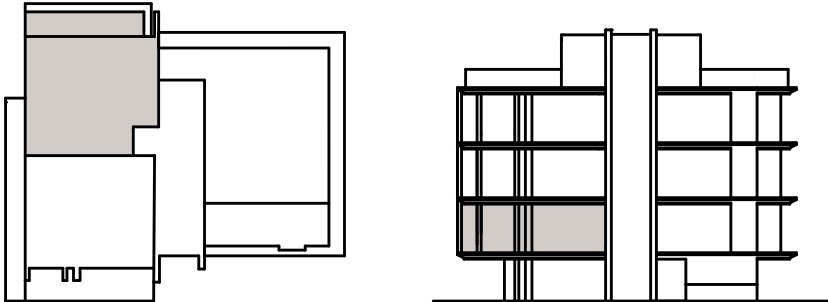
1st Floor / Flat 101

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 79.82 sqm
- Covered Veranda Area: 14 sqm
- Uncovered Veranda Area: 5.75 sqm
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



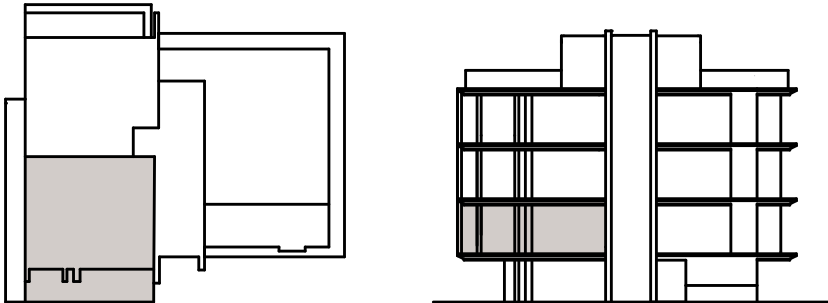
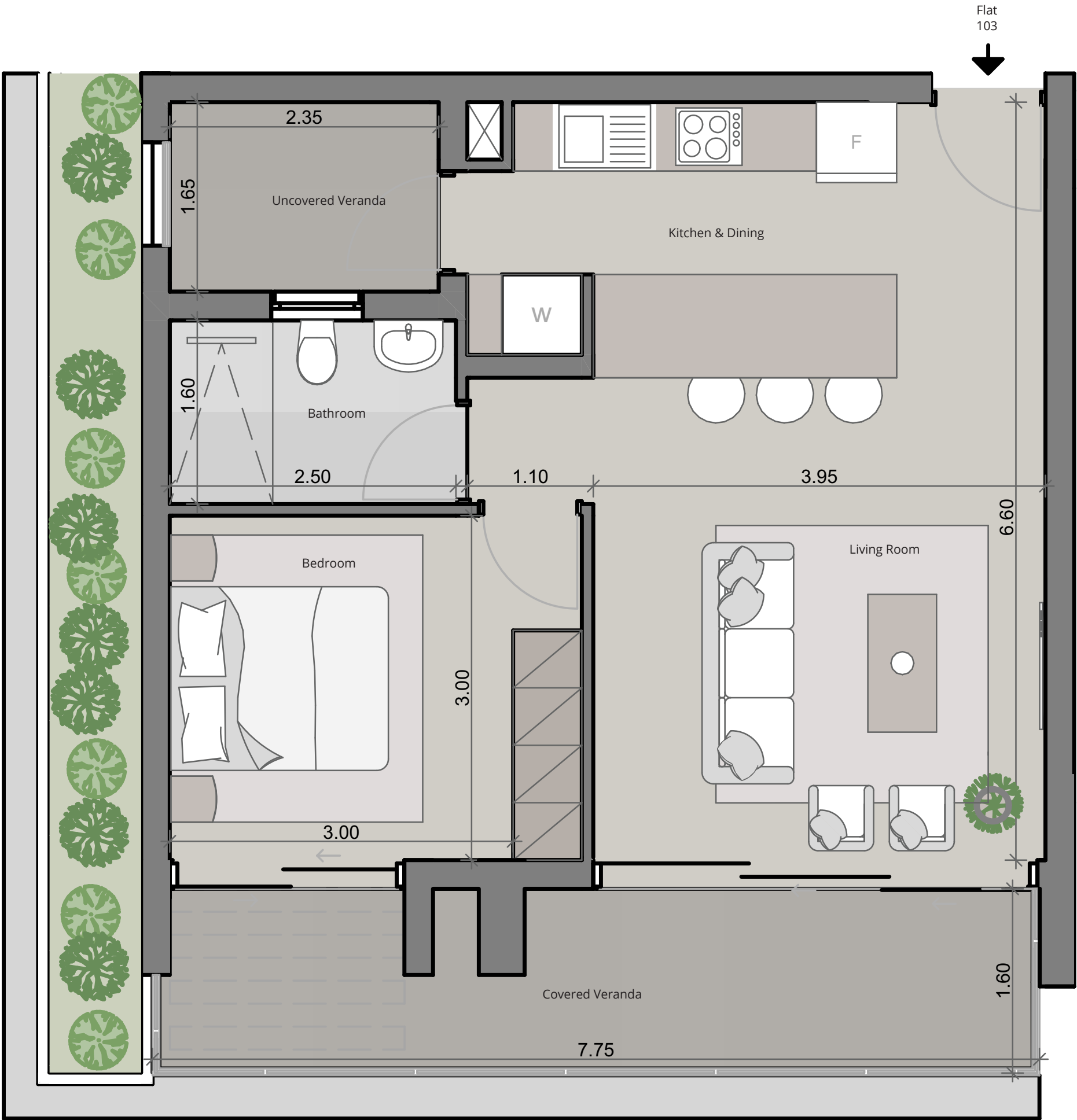
1st Floor / Flat 102

- # of Bedrooms: 1
- # of Bathrooms: 1
- Internal Area: 53.58 sqm
- Covered Veranda Area: 10.5 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



1st Floor / Flat 103

- # of Bedrooms: 1
- # of Bathrooms: 1
- Internal Area: 51.3 sqm
- Covered Veranda Area: 12.82 sqm
- Uncovered Veranda Area: 3.46 sqm
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



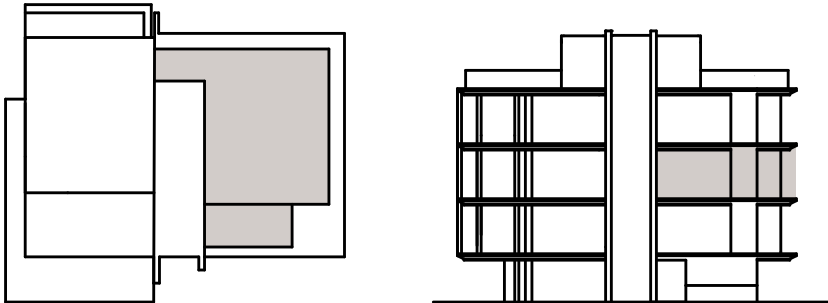
Floor Plans

2nd Floor



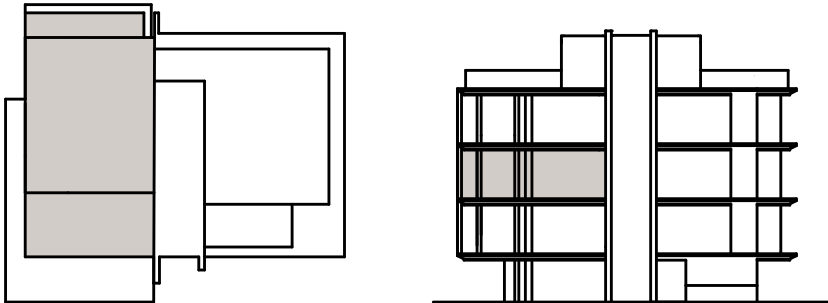
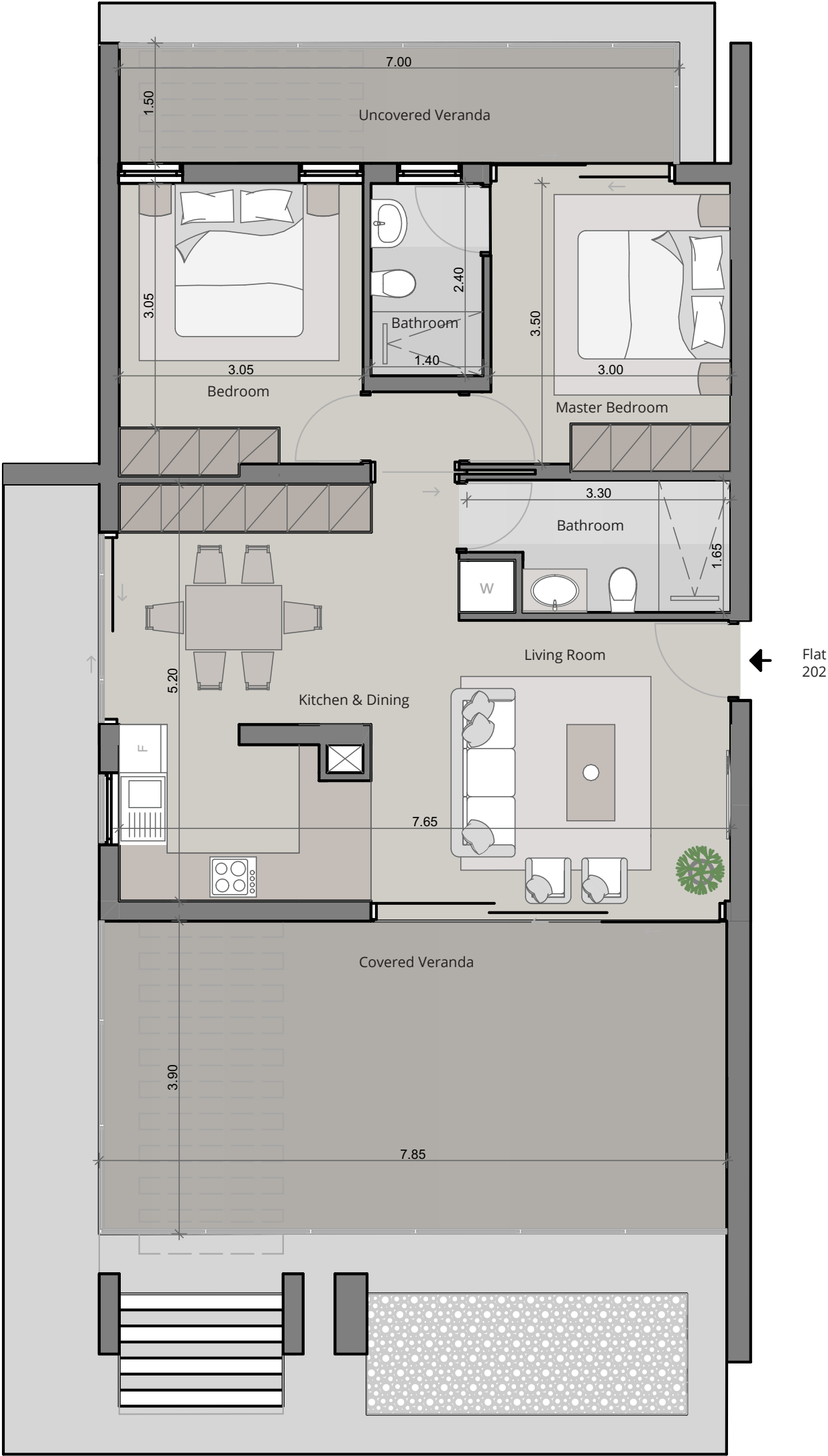
2nd Floor / Flat 201

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 79.95 sqm
- Covered Veranda Area: 13.91 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



2nd Floor / Flat 202

- # of Bedrooms: 2
- # of Bathrooms: 2
- Internal Area: 75.77 sqm
- Covered Veranda Area: 29.9 sqm
- Uncovered Veranda Area: 11.22 sqm
- Roof Garden Area: -
- Parking: 1
- Storage Room: 1



3rd Floor
(with rooftop garden)



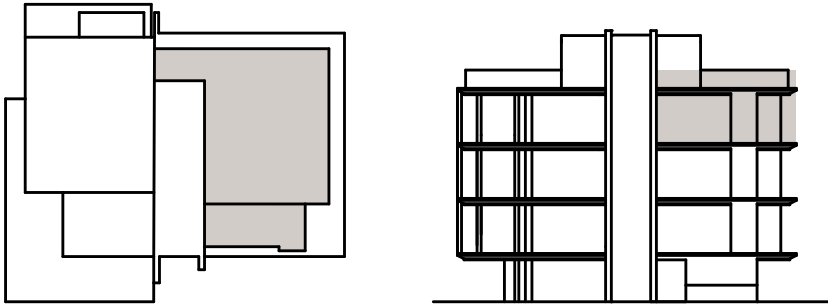
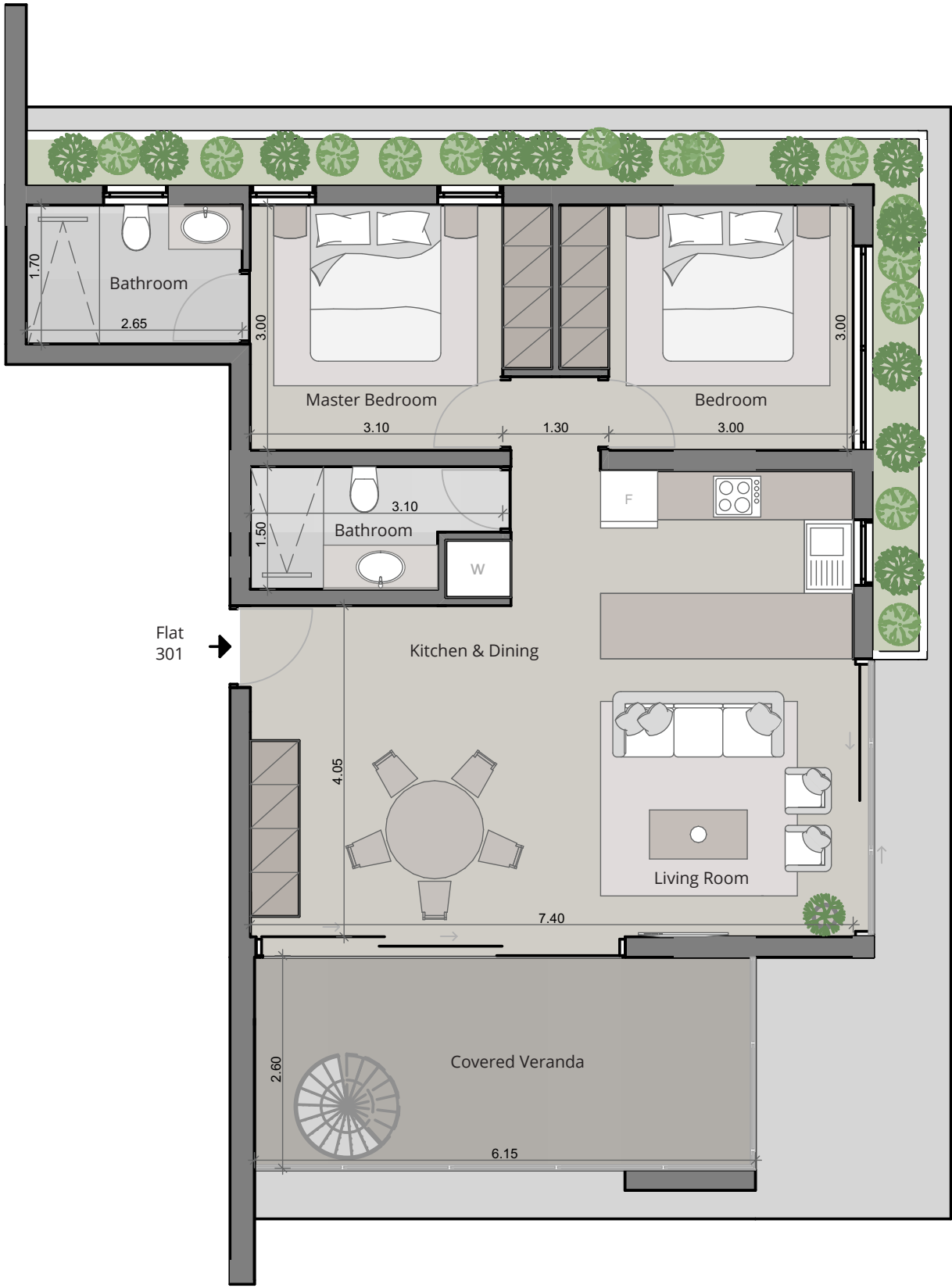
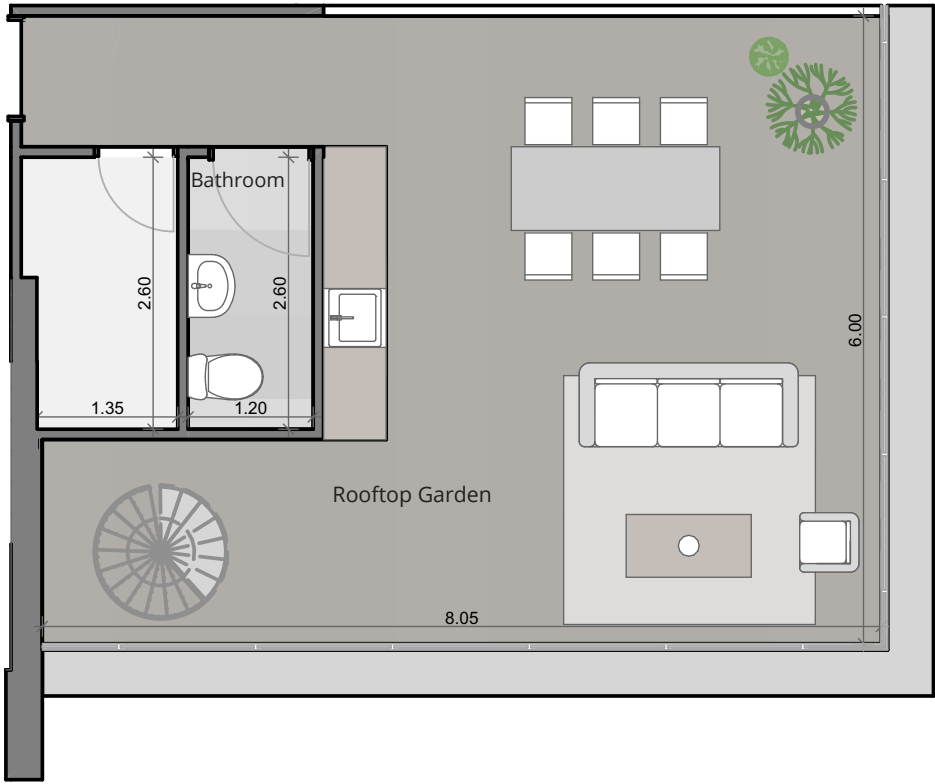
3rd Floor /
rooftop garden



3rd Floor / Flat 301

(with rooftop garden)

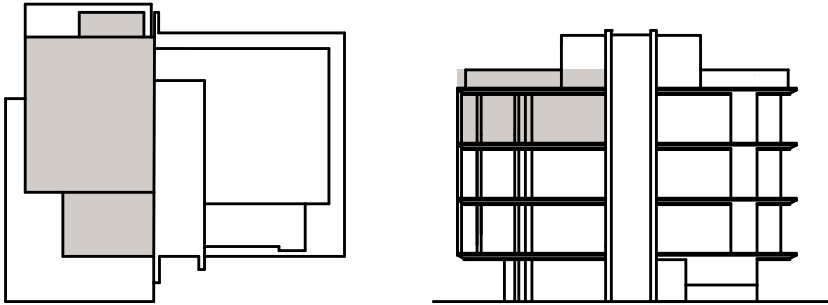
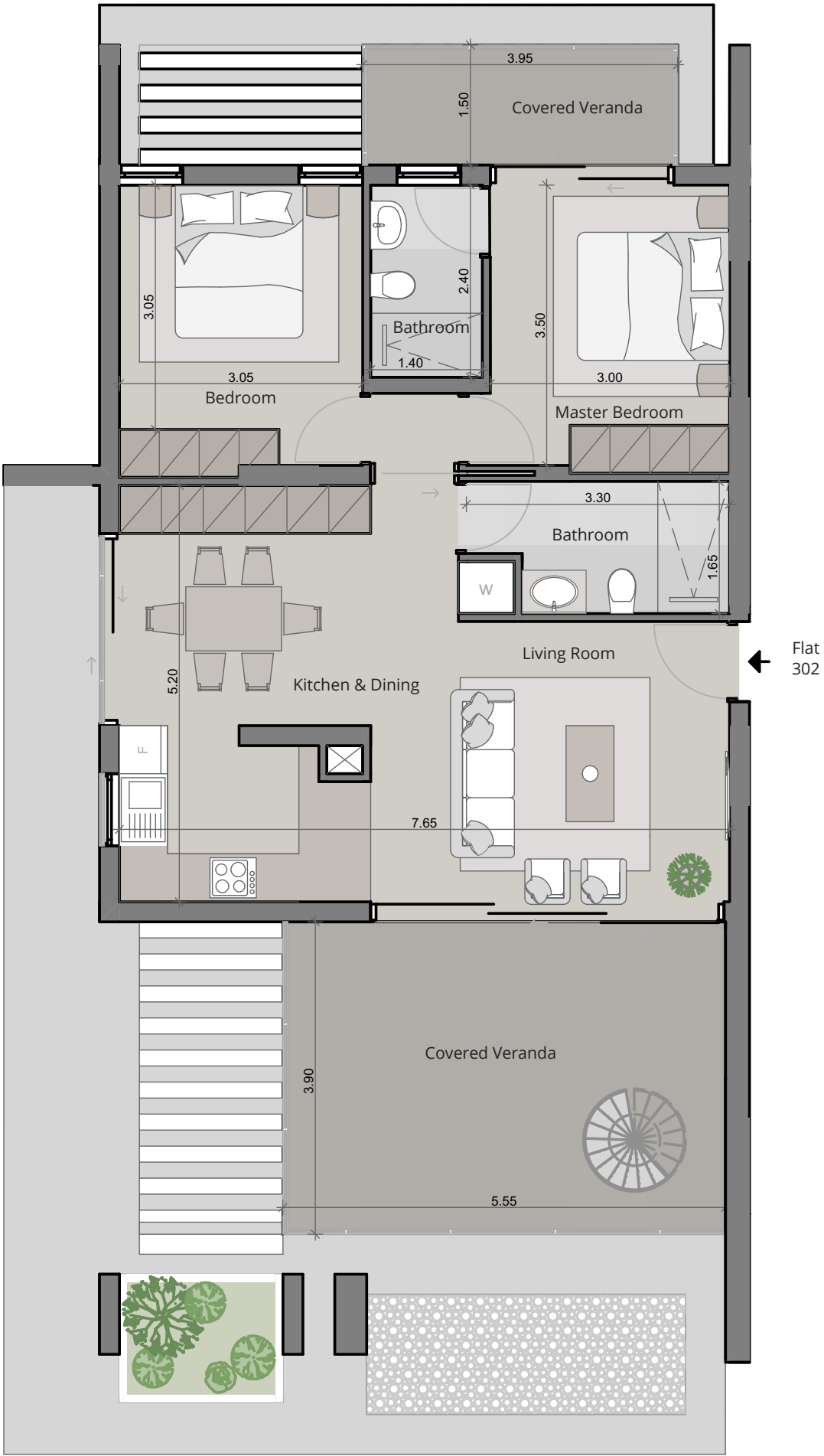
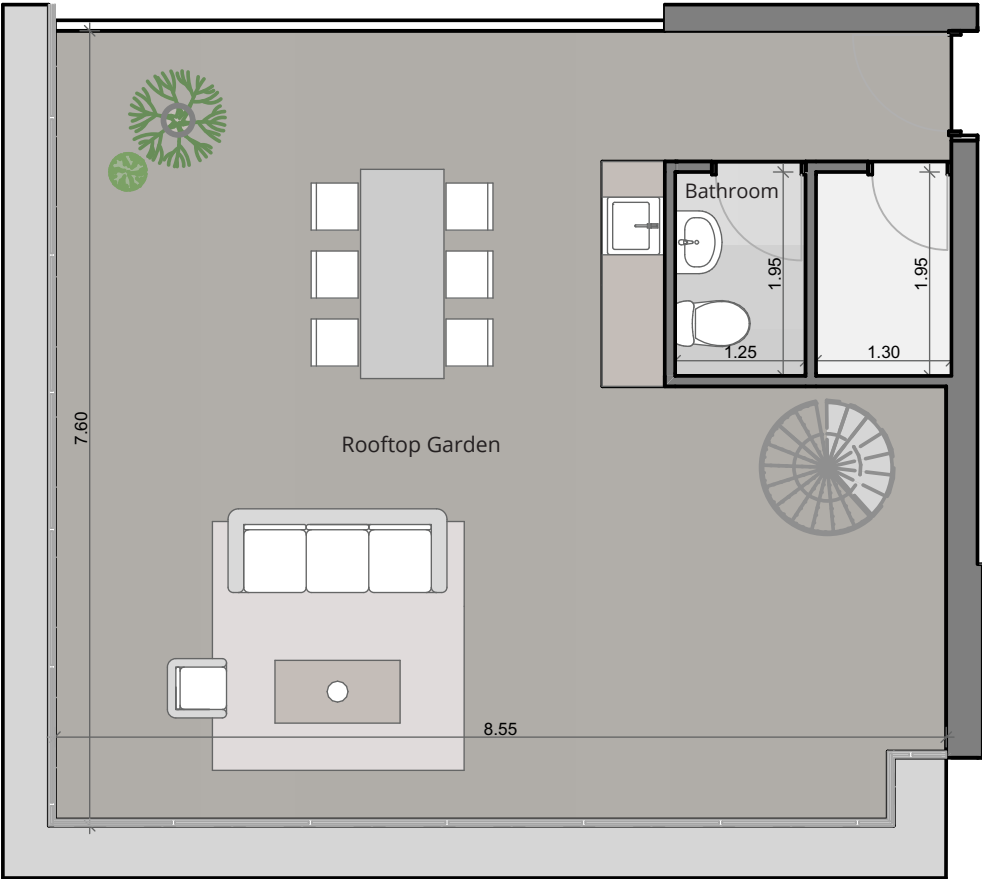
- # of Bedrooms: 2
- # of Bathrooms: 2+1
- Internal Area: 79.95 sqm
- Covered Veranda Area: 16 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: 40.6 sqm
- Parking: 1
- Storage Room: 1



3rd Floor / Flat 302

(with rooftop garden)

- # of Bedrooms: 2
- # of Bathrooms: 2+1
- Internal Area: 75.77 sqm
- Covered Veranda Area: 27.56 sqm
- Uncovered Veranda Area: -
- Roof Garden Area: 58.3 sqm
- Parking: 1
- Storage Room: 1





The Interior

















The Views

3rd Floor / Flat 301 *(rooftop garden)*



3rd Floor / Flat 302 *(rooftop garden)*





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 453

Payment Method

Upon Reservation	10%
Upon Contract of Sale Signature	30%
Upon Unit Concrete Completion Upon	15%
Unit Blockworks Completion Upon	15%
Unit Internal Plaster Completion Upon	10%
Unit Internal Tiling Completion Upon	10%
Unit Aluminum Completion Upon Unit	5%
Completion	5%

Apartment	Floor	Bedrooms	Bathrooms	Internal Area (sqm)	Covered Veranda Area (sqm)	Uncovered Veranda Area (sqm)	Roof Garden Area (sqm)	Parking	Storage Room	Availability
101	1	2	2	79.82	14	5.75	-	1	1	Sold
102	1	1	1	53.58	10.5	-	-	1	1	Sold
103	1	1	1	51.3	12.82	3.46	-	1	1	Sold
201	2	2	2	79.95	13.91	-	-	1	1	Sold
202	2	2	2	75.77	29.9	11.22	-	1	1	Sold
301 <i>(with rooftop garden)</i>	3	2	2+1	79.5	16	-	40.6	1	1	Sold
302 <i>(with rooftop garden)</i>	3	2	2+1	75.77	27.56	-	58.3	1	1	Available

1. Construction and Insulation

Design

- ✓ Full seismic capacity in accordance with the terms of the Building Permit (once issued) and applicable Regulation

Structure

- ✓ Reinforced concrete structure designed according to structural design calculations.
- ✓ Compliance with the Cyprus Building Code and Seismic Code.

Masonry

- ✓ External walls made of 25 cm insulating clay brick.
- ✓ Alternatively, double-wall system with intermediate insulation layer if needed for façades with external tiling.

Floors, Columns, and Beams

- ✓ Thermal lightweight concrete below each floor.
- ✓ 5 cm XPS insulation on the roof.
- ✓ Columns and beams externally insulated with polystyrene.

Roof and Balconies Waterproofing

- ✓ Cementitious-based waterproofing under all tiles.
- ✓ Asphaltic membrane of SP4 type on roofs.

2. Common Areas

Parking Areas and Throughways

- ✓ Concrete finishing on parking bays.

Light Fittings

- ✓ LED lighting throughout common areas.

Elevator

- ✓ Luxury elevator with stainless steel lining (OTIS or equivalent).

Corridors and Stairs

- ✓ Floors finished with first-quality ceramics or marble.

Piping Network

- ✓ U.P.V.C. pipes for drainage.
- ✓ Pipe-in-pipe system for cold and hot water supply.
- ✓ Design and materials conforming to British Standards.

3. Electrical Installation

Switches

- ✓ High-quality switches (LE GRAND or equivalent).

USB Power Plugs

- ✓ Installed in bedrooms.

Light Fittings

- ✓ Supply and installation on buyer's account.

Entrance Camera

- ✓ Connected to a video entry phone in each apartment.

Provisions

- ✓ Piping and electrical provisions for split-type air conditioning units in all areas.
- ✓ Purchase and installation of AC units on buyer's account.
- ✓ Provision for electric vehicle charging.
- ✓ Provision for CCTV system in common areas.

4. Plumbing Systems

Solar Water Heater

- ✓ Separate system for each apartment located on the roof
- ✓ Includes electric immersion element boiler tank and water pressurizing pump.

Wiring

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

5. Mechanical Installation (MEP)

Balconies

- ✓ Faucet installed on main balcony.

Ground Floor Area

- ✓ Faucet installed in ground floor parking area.

Bathrooms

- ✓ Equipped with mechanical ventilation system.

Kitchen

- ✓ Potable water supply installed.

6. Paints and Coatings

Exterior

- ✓ Graviato painting and tiling finish.

Interior

- ✓ Two coats plaster and finish.
- ✓ Matt emulsion paint (Sherwin-Williams or equivalent).

Edges

- ✓ Metal angles on all interior vertical and horizontal edges.
- ✓ Reinforcing fiberglass mesh on joints between concrete and masonry.

Ceilings

- ✓ “Fair Face” concrete finish.
- ✓ Thin plaster and two coats of flat emulsion paint (Sherwin-Williams or equivalent).

Roof and Balconies Waterproofing

- ✓ Cementitious-based waterproofing under all tiles.
- ✓ Asphaltic membrane of SP4 type on roofs.

7. Doors and Windows

Frames

- ✓ Powder-coated or anodized aluminum frames:
 - **Sliding:** MUSKITA MU3200 or equivalent.
 - **Hinged:** MUSKITA MU2000 or equivalent.
- ✓ Double glazing with low-E clear float glass.

Window Ledges

- ✓ White marble, 3 cm thick (or equivalent).

Terraces

- ✓ Ceramic tiles sized 60x120 cm.

8. Floors

Bedrooms, Corridors, and Kitchen

- ✓ Ceramic tiles sized 60x120 cm.

Bathrooms

- ✓ Ceramic tiles sized 60x120 cm.

9. Wall Linings and False Ceilings

Doors

- ✓ Wood veneer with matching frame.
- ✓ Safety lock on entrance door (EGER or equivalent).

Common Areas

- ✓ False ceilings installed in bathrooms.
- ✓ Provision for false ceilings in common areas.

10. Woodwork

Handles

- ✓ Good quality fittings.

Kitchen and Bathroom Units

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

Bedroom Wardrobes

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

11. Sanitary Ware

All Areas

- ✓ Luxury white sanitary ware and accessories (GROHE or equivalent).

Bathrooms

- ✓ Walk-in showers included.