



ALEMAR
PROPERTY DEVELOPMENT

ZED 246 RESIDENCES



Info@alemarcy.com

Alemarcy.com



ZED 246

LIVADIA - LARNACA

Designed for modern living, ZED 246 blends contemporary architecture, premium finishes, and a prime location in Livadia to deliver exceptional comfort, quality, and long-term value. Offering an exclusive selection of elegantly designed two-bedroom apartments, one-bedroom apartments, and modern studios, ZED 246 provides the perfect home for individuals, couples, families, and investors, with residences tailored to a wide range of lifestyles while maintaining uncompromising quality in every detail.



HIGHLIGHTS

ZED 246

LIVADIA - LARNACA

Prime location in Livadia

Modern contemporary architecture

Energy-efficient design

Private parking

Spacious balconies

Thermal insulation

Security entrance

Energy Class A

Info@alemarcy.com

Alemarcy.com



LOCATION

ZED 246

LIVADIA - LARNACA



Airport — **14** min



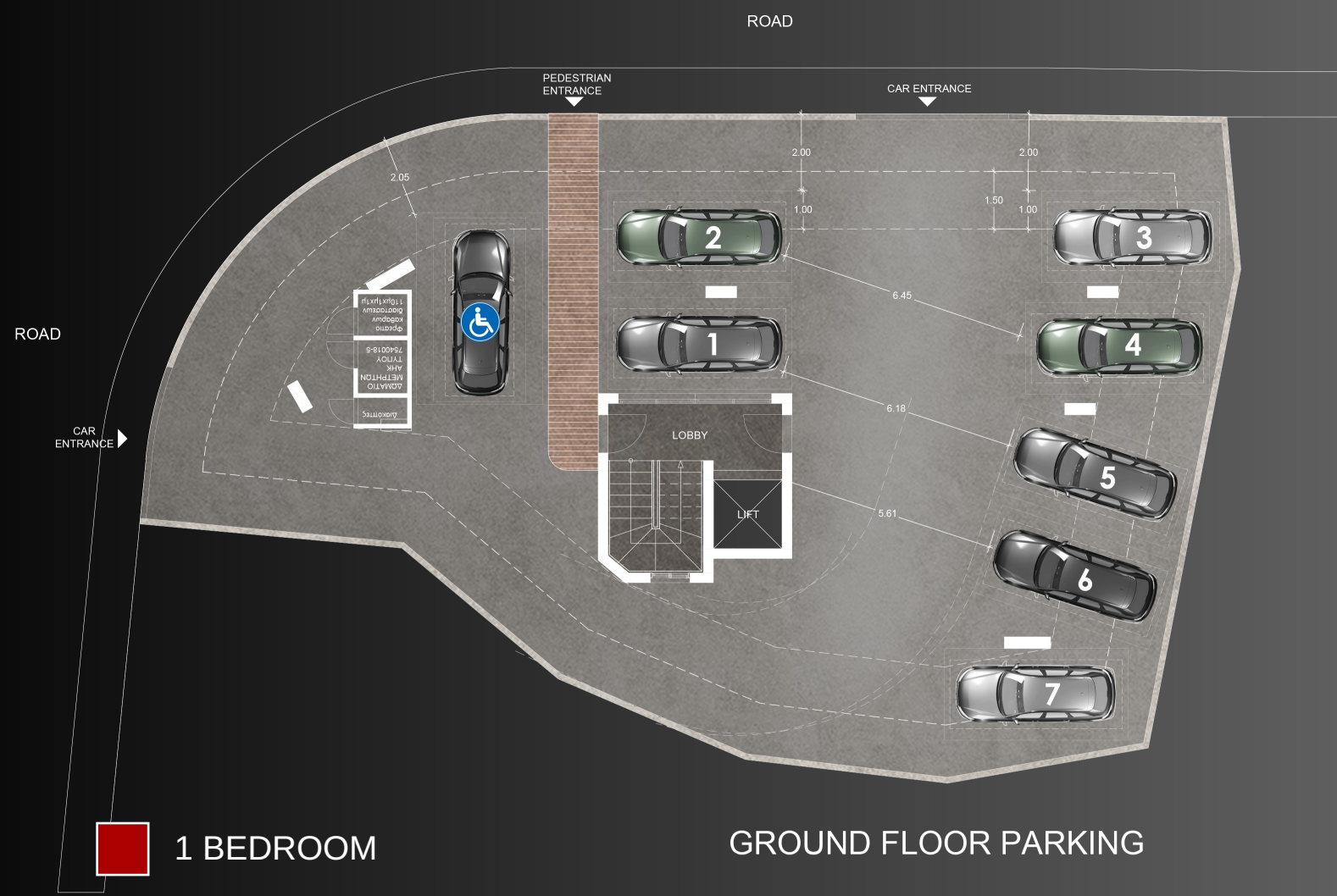
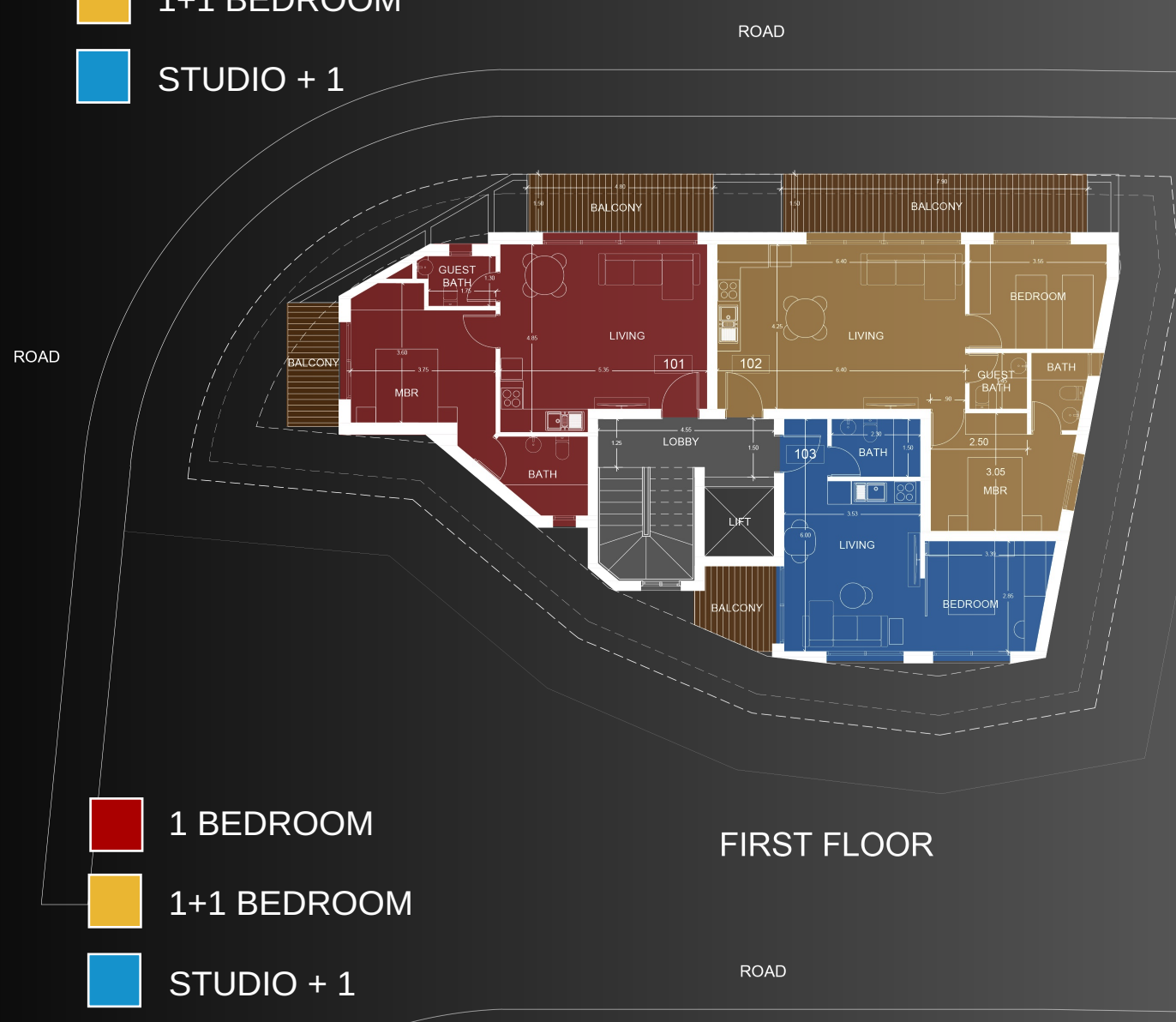
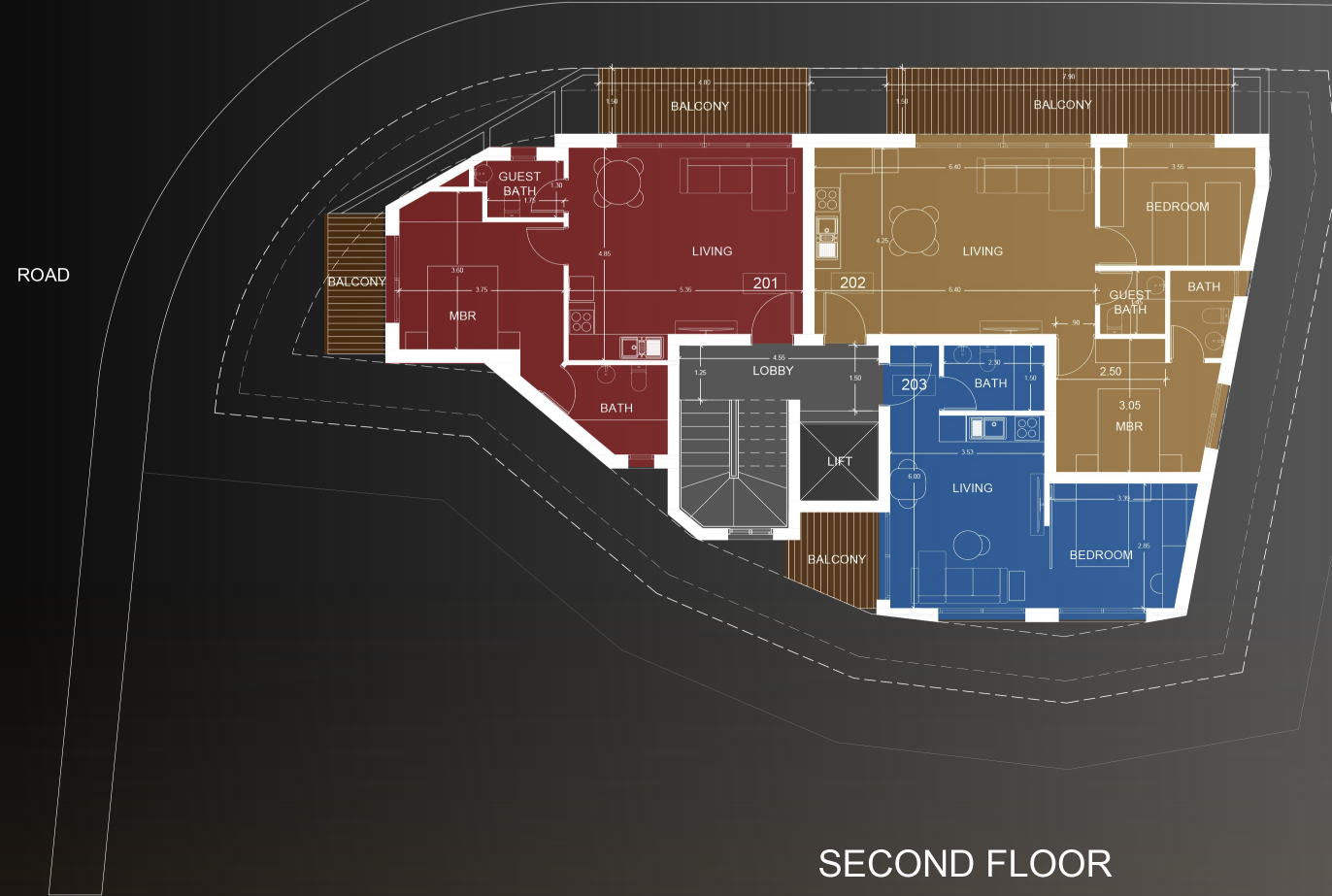
Beach — **3** min



Marina — **8** min



Highway — **6** min



PLANS 246



UNIT FEATURES

UNIT	 BEDROOM	 BATHROOM	 LIVING	 STORAGE	 PARKING	 ROOFTOP
A- 101	1	2	1	1	1	—
A-102	1+1	2	1	1	1	—
A-103	STUDIO + 1	1	1	1	1	—
A-201	1	2	1	1	1	50sqm
A-202	1+1	2	1	1	1	—
A-203	STUDIO + 1	1	1	1	1	—
A-301	2	2	1	1	1	50sqm



INTERIOR SPACE



ZED 246

LIVADIA - ANACA

UNIT MIX

UNIT CODE	TYPE	SIZE
A-101	1 Bedroom	53 sqm
A-102	1+1 Bedroom	62 sqm
A-103	STUDIO + 1	35 sqm
ALEMAR Property Development		



SPECIFICATION

ZED 246

LIVADIA - LARNACA

- Reinforced concrete structure designed to seismic standards
- Thermal clay brick external walls with insulation system
- Contemporary façade with premium finishes
- Elegant landscaped entrance lobby
- Passenger elevator (KONE, OTIS, Mitsulift or equivalent)
- One private parking space per apartment
- Private storage room for each apartment
- High-end European ceramic floor and wall tiles
- Fire-rated entrance door
- Premium melamine internal doors
- Modern melamine kitchen with granite or equivalent worktop
- Smooth painted walls and ceilings with premium finishes
- High-quality European sanitary ware
- GROHE or equivalent bathroom mixers and fittings
- PEX water supply and UPVC drainage piping
- Provision for split-unit air conditioning
- Legrand or equivalent electrical accessories
- HD video entrance intercom system
- Double-glazed thermal aluminium windows and sliding doors
- Individual solar water heating system
- Provision for electric vehicle charging (optional)
- Energy-efficient construction and premium materials throughout

