

# PAULHAD

## 488

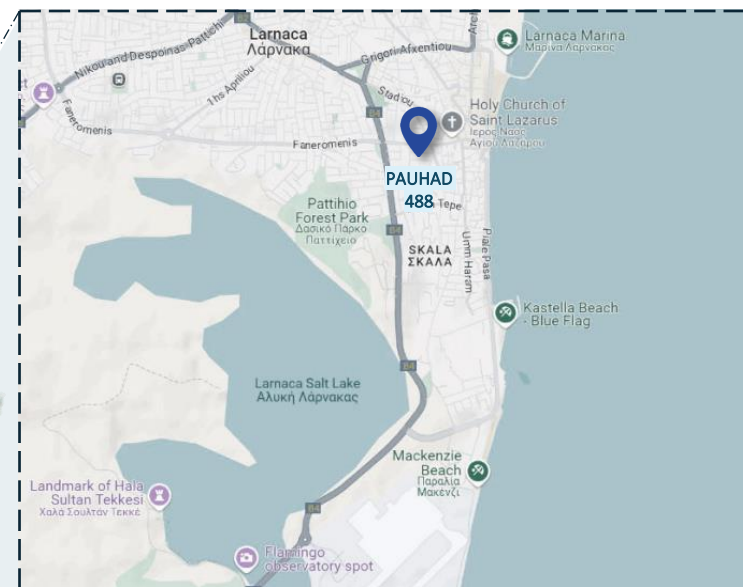
Comfortable Living in the Heart of Larnaca

### PAUHAD 488 – Comfortable Living in the Heart of Larnaca

Nestled on the serene Flemig Street, PAUHAD 488 is a beautifully designed, modern residential building that blends comfort, style, and convenience all in the very heart of Larnaca.

Just a short stroll away, you'll find the iconic St. Lazarus Church, the vibrant Ermou Street, and the sun-soaked shores of Finikoudes Beach.

Whether you're looking to relax by the sea, explore the local culture, or enjoy Larnaca's bustling café scene, everything is right at your doorstep.



Only 10 minutes from Larnaca International Airport, **PAUHAD 488** offers easy access for both residents and visitors making it ideal for permanent living, holiday stays, or as a high-demand rental investment.

## PAUHAD 488 – Comfortable Living in the Heart of Larnaca

This exclusive four-story development includes:

- One 1-bedroom apartment and two 2-bedroom apartments on each floor
- Spacious layouts with modern finishes
- Private roof gardens for the top-floor residences perfect for enjoying panoramic views and warm Mediterranean evenings











# 03

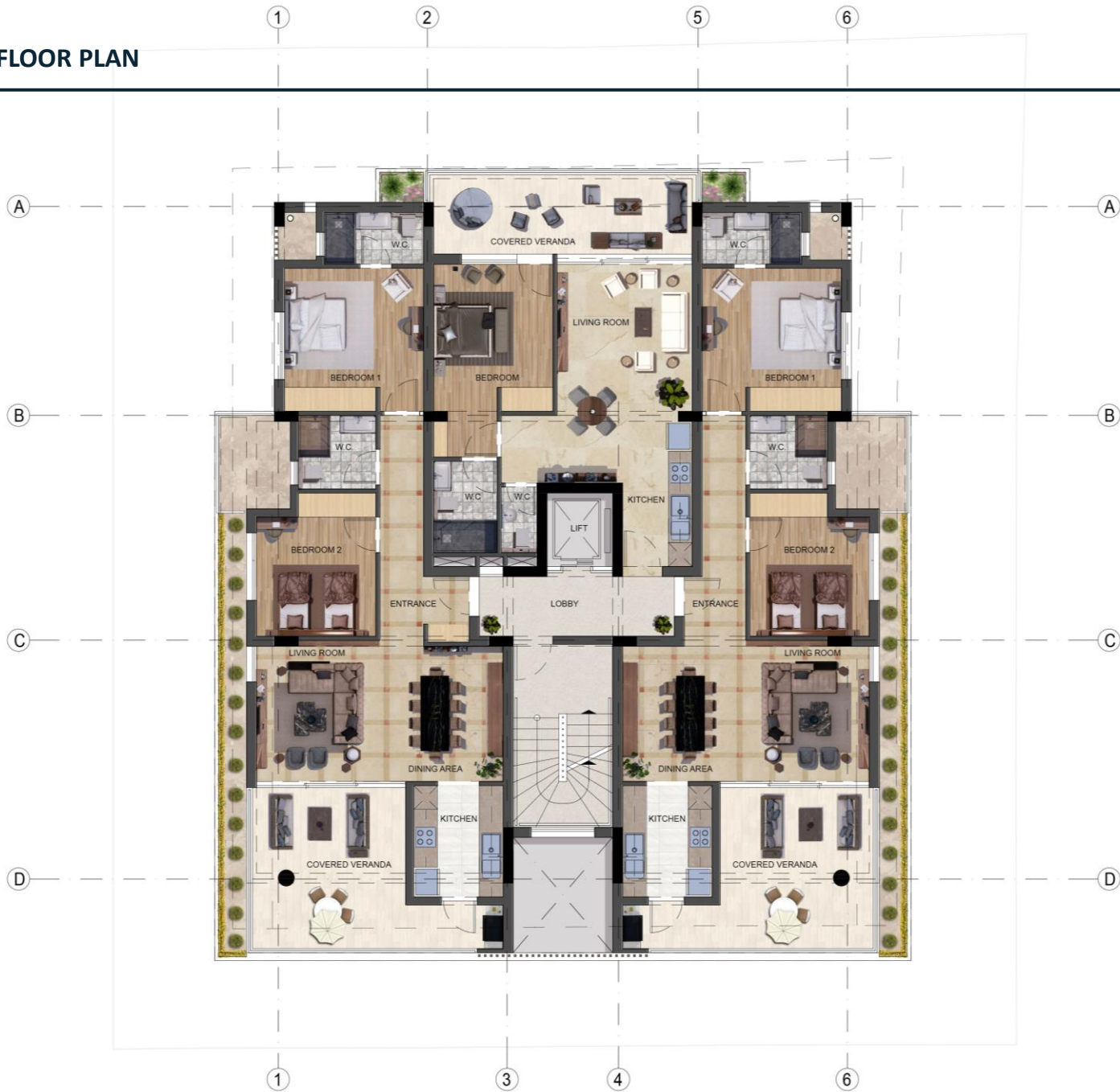
## GROUND FLOOR PLAN





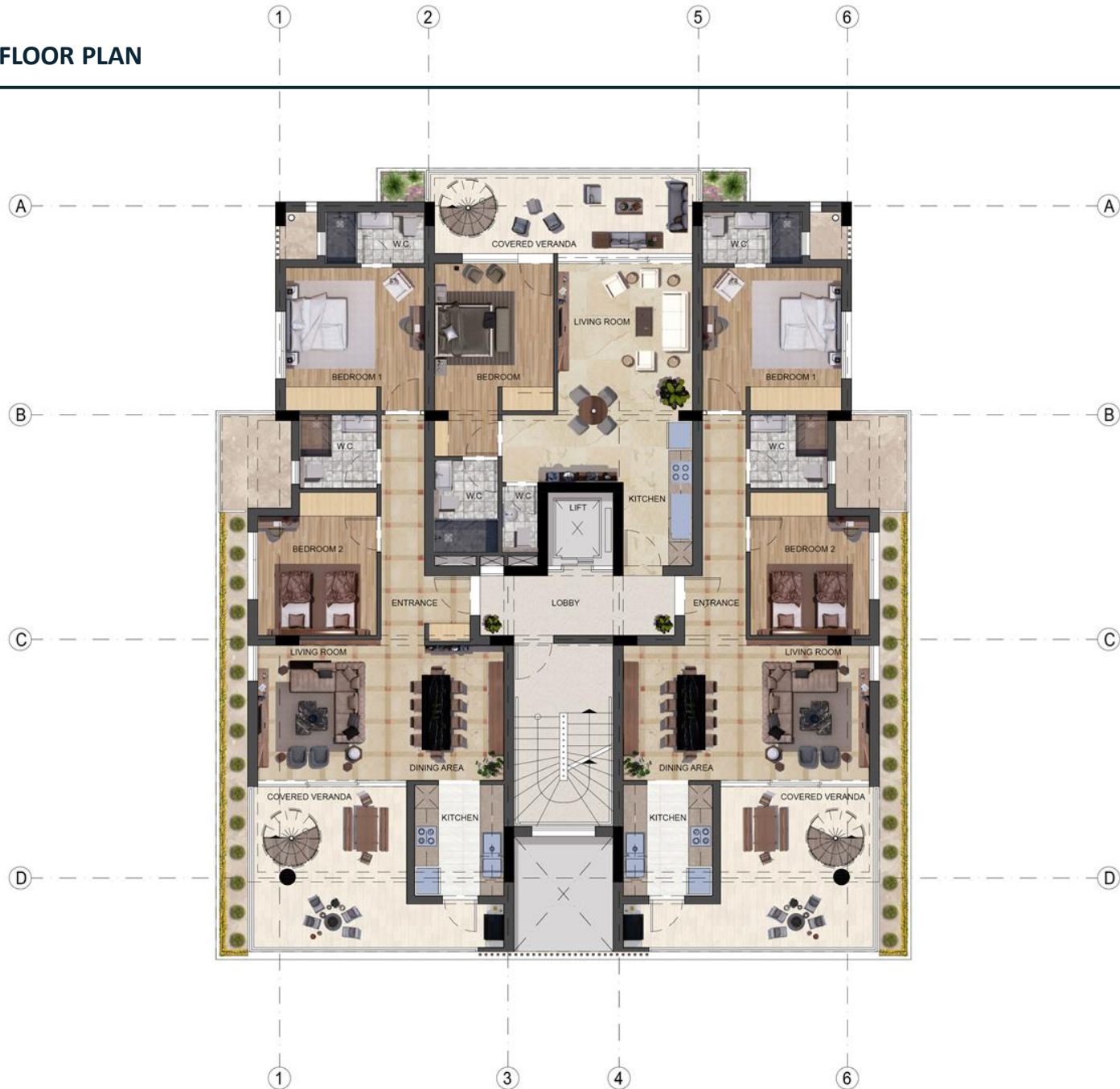
# 03

TYPICAL FLOOR PLAN



# 03

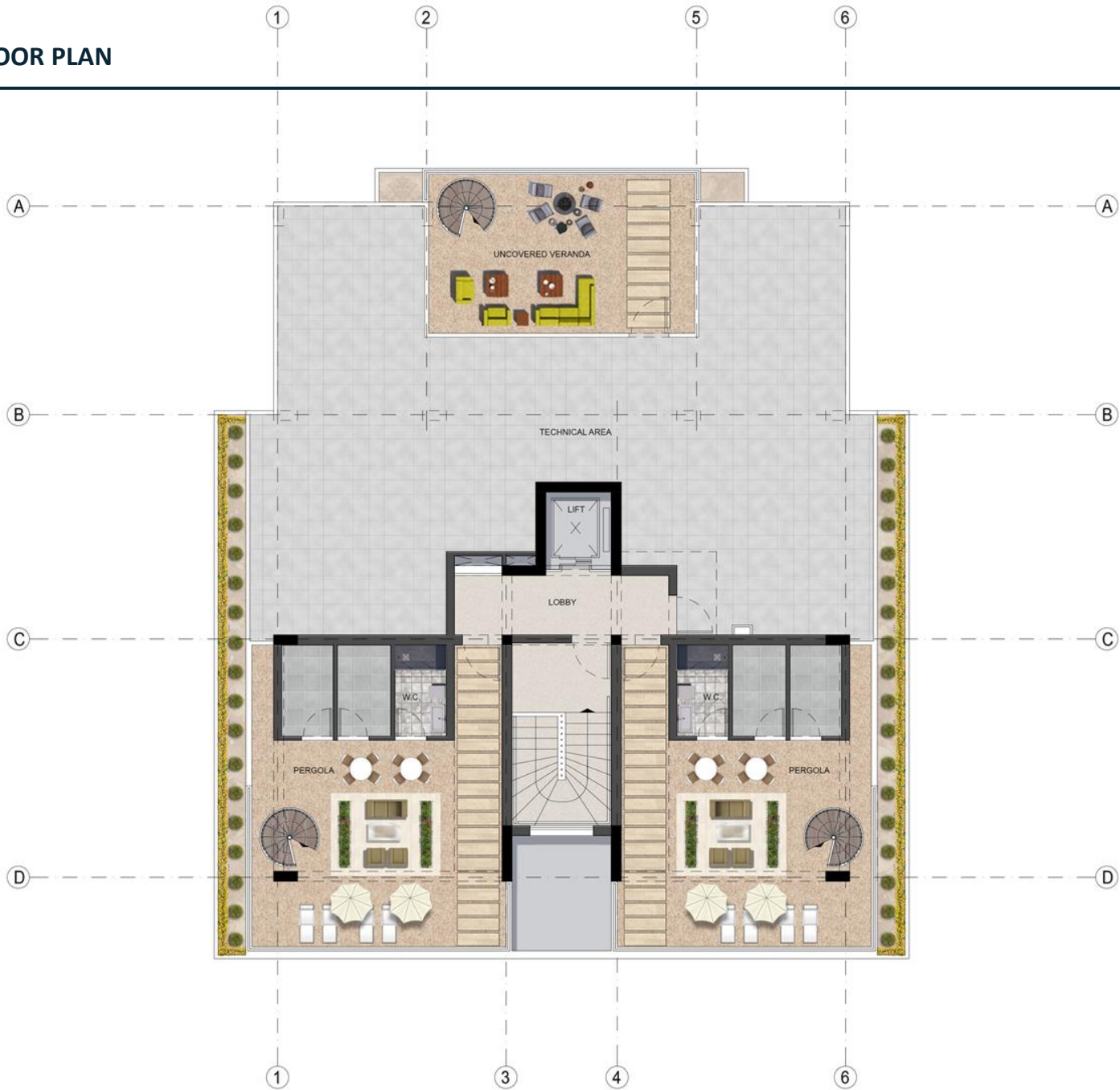
## FOURTH FLOOR PLAN





# 03

## ROOF FLOOR PLAN



Floor #	Apartment #	Type of Apartment	Internal Area (m2)	Covered Veranda (m2)	Roof Garden (m2)	Total Area (m2)
1	101	2 BR	78	20		98
	102	2 BR	77	20		97
	103	1 BR	50	14		64
2	201	2 BR	78	20		98
	202	2 BR	77	20		97
	203	1 BR	50	14		64
3	301	2 BR	78	20		98
	302	2 BR	77	20		97
	303	1 BR	50	14		64
4	401	2 BR	78	20	50 (10 covered)	147
	402	2 BR	77	20	50 (10 covered)	147
	403	1 BR	50	14	27	98



# 05

FRONT ELEVATION



# 05

LEFT ELEVATION





# 05

BACK ELEVATION



# 05

RIGHT ELEVATION





## APARTMENT

### 1- Apartments

- Living area and Bedrooms: Ceramic 120x60
- Kitchen: Ceramic 120x60
- Terrace & Balconies: Ceramic 60x60cm

### 2- Bathrooms

- Bathroom: Ceramic on floor and walls
- Ceilings: Gypsum board ceilings
- Faucets and Mixers: European brand
- Sanitary Ware: **European brand**
- Mirrors for washbasins
- Glass shower doors

### 3- Kitchen

- Worktop: Granite based work surface
- Doors and other visible parts: -MDF laqué
- Cabinetry: Internal: Framing & shelves in melamine
- All mechanisms drawers and cabinets: Soft closing

### 4- Doors & Closets

- Apartments entrance doors: Solid 46mm doors in hardwood frame
- Doors in Apartment: MDF laqué

### 5- Wall Finishes

- Apartments: Acrylic emulsion in off-white over acrylic stabilizer

### 6- Aluminum Doors & Windows

- Aluminum: Double glazing aluminum, thermal break
- Balustrades: Safety laminated glass for balconies

### 7- Electrical

- Electrical: European standard fixtures, outlets & sockets
- Electrical: Pre-wiring for cable television and telephone

### 8- Air-Conditioning

- Air-Conditioning: Provision for split units in rooms and reception

## GENERAL

- 1 Parking for each apartment
- 1 water tank for each apartment
- Solar hot water system for each flat
- Interphone video

