

PAULIAD

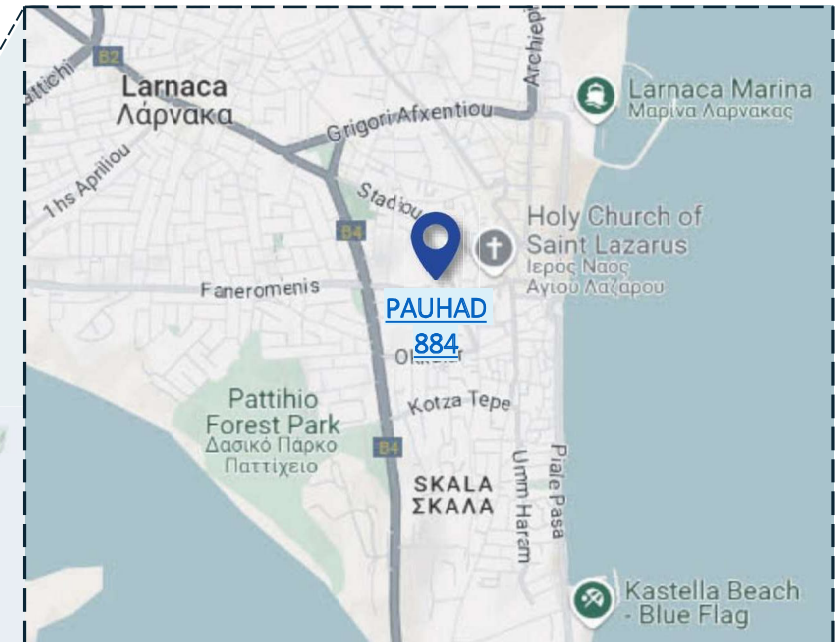
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Elevated Urban Living in the Heart of Larnaca

PAUHAD 884 – Elevated Urban Living in the Heart of Larnaca

An exclusive new real estate development located on the prestigious **Artemidos Avenue**, Larnaca's prime artery within its vibrant city center.

With unmatched prominence and accessibility, this exceptional location combines the energy of city life with the comfort of refined living.



Pauhac 884 is a short walking distance from Finikoudes beach, Ermou street and Saint Lazarus church and few minutes drive from Larnaca's airport.



Artemidos Avenue

Pauhad 884

Rising 8 stories high, embodies high-end modern design, offering a selection of stylish residences tailored for selective buyers seeking both **Luxury & Convenience.**

The project offers a combination of **1, 2 and 3 Bedrooms Apartments**

spacious verandas & private roof gardens, with unmatched Mediterranean and old town views.

The building's contemporary architecture, premium finishes, and strategic location make it an ideal choice for homeowners and investors alike.





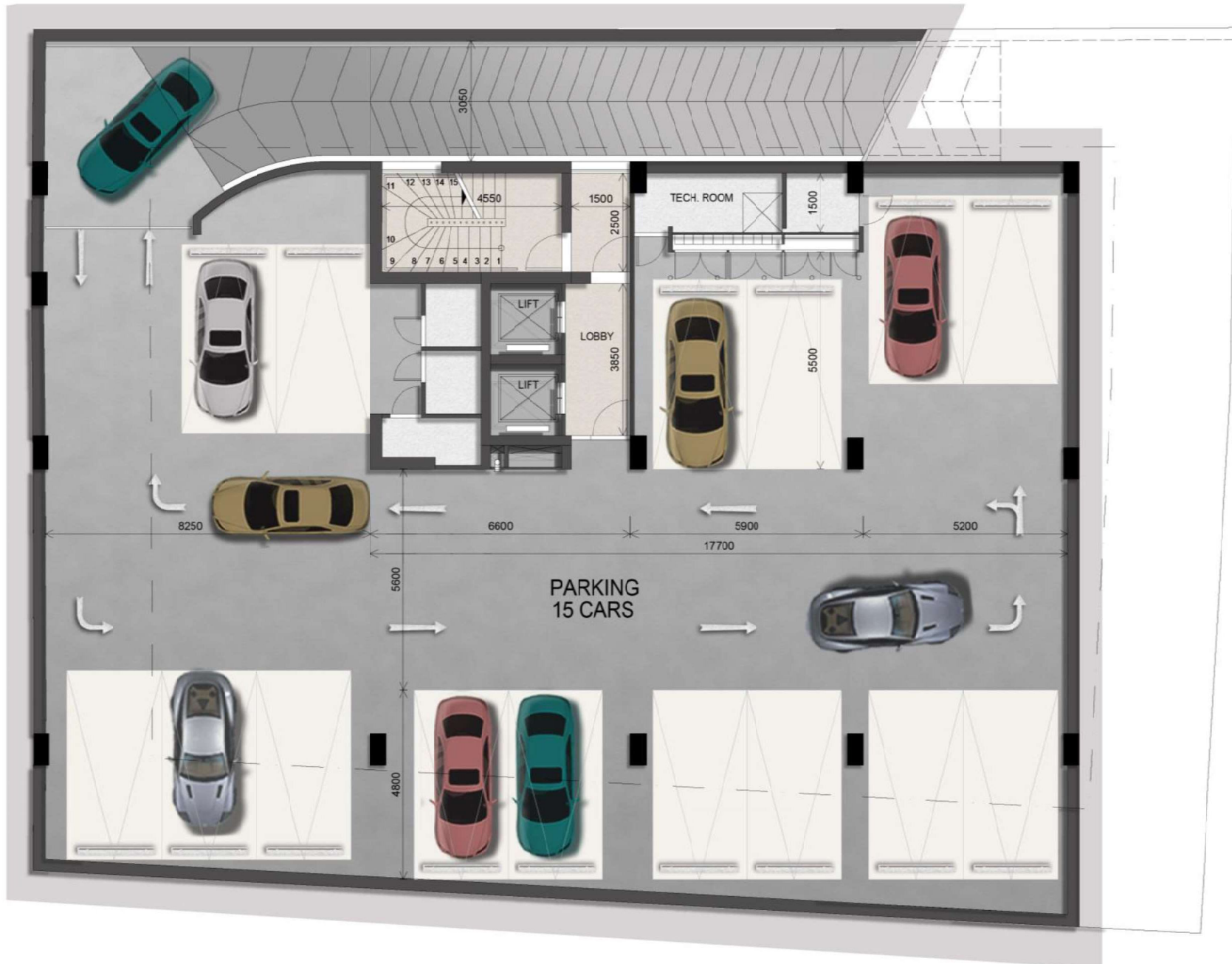






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BASEMENT FLOOR PLAN



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GROUND FLOOR PLAN





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FOURTH TO SIXTH FLOOR PLAN



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SEVENTH FLOOR PLAN



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EIGHTH FLOOR PLAN





Floor #	Apartment #	Type of Apartment	Internal Area (m2)	Covered Veranda (m2)	Roof Garden (m2)	Total Area (m2)
1	101	1 BR	55	14		69
	102	1 BR	57	17		74
	103	1 BR	60	14		74
2	201	1 BR	55	14		69
	202	1 BR	57	17		74
	203	1 BR	60	14		74
3	301	1 BR	55	14		69
	302	1 BR	57	17		74
	303	1 BR	60	14		74
4	401	2 BR	81	21		102
	402	3 BR	106	33		139
5	501	2 BR	81	21		102
	502	3 BR	106	33		139
6	601	2 BR	81	21		102
	602	3 BR	106	33		139
7	701	2 BR	81	21		102
	702	2 BR	81	19		100
	703	1 BR/ DUPLEX	60	12		72
8	801	2 BR	81	18	102 (14 COVERED)	201
	802	2 BR	81	17	101 (14 COVERED)	199

05

FRONT ELEVATION



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LEFT ELEVATION



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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 apartment
- Interphone video for each apartment

