LARNACA, CYPRUS

PAUHAD

491

A considered way to live.

Contemporary residences
on Flemig Street.

THE RESIDENTIAL COLLECTION



TWELVE RESIDENCES. ONE DISTINCTIVE ADDRESS.

Space to settle. Room to enjoy.

PAUHAD 491 brings together clean architectural lines, generous verandas and a thoughtfully arranged collection of homes in Larnaca.

Set on the same street as PAUHAD 488, this new collection continues a familiar residential story with its own contemporary character.



12
RESIDENCES

04
RESIDENTIAL FLOORS

03
ROOF GARDENS



FORM & LIGHT

Quietly distinctive.

White and warm beige surfaces meet bronze-toned vertical accents. Glass balustrades give the verandas a light, open presence.

A composed façade. A welcoming sense of home.

FIND YOUR PLACE

Homes for the way you live.

Three residences on each floor, with a choice of two-bedroom layouts and one-bedroom homes with a separate office.

01

Two bedrooms

A101 / A102 · A201 / A202
A301 / A302 · A401 / A402 / A403

Distinct living and sleeping areas, with covered verandas extending the home outdoors.

02

One bedroom + office

A103 · A203 · A303

A separate office adds flexibility to everyday life alongside the bedroom and open living spaces.

03

The top-floor collection

A401 · A402 · A403

Three two-bedroom homes, each with an allocated roof garden shown on the architectural plans.

GROUND FLOOR

A welcoming arrival.

GROUND-LEVEL ACCESS

The ground-floor layout brings together the entrance, lift and staircase, resident parking and visitor spaces.

12 labelled resident parking spaces
2 visitor parking spaces
Separate pedestrian and vehicle access

Vehicle entry / exit at the street. Separate pedestrian walkway in light paving.



FURNISHED 3D CONCEPT / ILLUSTRATIVE / NOT TO SCALE

FIRST FLOOR

Everyday living, considered.

A101 / A102 / A103

Two two-bedroom residences and one one-bedroom residence with a separate office. Each has covered veranda space.

A101 · 2 bedrooms
A102 · 2 bedrooms
A103 · 1 bedroom + office

Based on the individual floor drawing. Materials and furnishings are illustrative.



FURNISHED 3D VISUAL / ILLUSTRATIVE / NOT TO SCALE

SECOND FLOOR

More room outdoors.

A201 / A202 / A203

The second floor continues the three-home arrangement. Additional uncovered veranda areas are identified on the area drawings.

A201 · 2 bedrooms
A202 · 2 bedrooms
A203 · 1 bedroom + office



FURNISHED 3D VISUAL / ILLUSTRATIVE / NOT TO SCALE

THIRD FLOOR

A place of your own.

A301 / A302 / A303

A balanced collection of homes with open living and dining spaces, separate bedrooms and covered verandas.

A301 · 2 bedrooms
A302 · 2 bedrooms
A303 · 1 bedroom + office

Based on the individual floor drawing. Materials and furnishings are illustrative.



FURNISHED 3D VISUAL / ILLUSTRATIVE / NOT TO SCALE

FOURTH FLOOR

A higher perspective.

A401 / A402 / A403

Three two-bedroom homes with allocated roof gardens above. A403 includes an enlarged living and dining arrangement compared with the floors below.

A401 · 2 bedrooms
A402 · 2 bedrooms
A403 · 2 bedrooms

A403: two bedrooms per owner. Source furniture arrangement retained, including the desk.



FURNISHED 3D VISUAL / ILLUSTRATIVE / NOT TO SCALE

OPEN TO THE SKY

Your outdoor retreat.

A roof garden for each of the three top-floor residences creates another setting for quiet mornings and evenings outdoors.

Allocated to

A401 · A402 · A403

The roof plan also identifies shared service areas, water tanks and solar panels.



ROOF 3D CONCEPT / ILLUSTRATIVE / NOT TO SCALE

THE COLLECTION AT A GLANCE

Choose your space.

ALL AREAS IN m² / COVERED AND UNCOVERED VERANDAS SHOWN SEPARATELY

FLOOR	HOME	LAYOUT	APARTMENT	COVERED	UNCOVERED	ROOF	TOTAL
1	**A101**	2 bedrooms	75	21	—	—	**96**
1	**A102**	2 bedrooms	75	17	—	—	**92**
1	**A103**	1 bedroom + office	62	20	—	—	**82**
2	**A201**	2 bedrooms	75	21	—	—	**96**
2	**A202**	2 bedrooms	75	17	7	—	**99**
2	**A203**	1 bedroom + office	62	20	9	—	**91**
3	**A301**	2 bedrooms	75	21	—	—	**96**
3	**A302**	2 bedrooms	75	17	—	—	**92**
3	**A303**	1 bedroom + office	62	20	—	—	**82**
4	**A401**	2 bedrooms	75	21	—	33	**129**
4	**A402**	2 bedrooms	75	25	—	26	**126**
4	**A403**	2 bedrooms	75	9	—	40	**124**

THE ARCHITECTURAL PALETTE

Warmth in every line.



01 Soft mineral tones

White and textured beige exterior finishes over an integrated thermal façade system.

02 Bronze accents

Vertical bronze-coloured slats and bronze / brown HPL cladding introduce warmth and rhythm.

03 Light & transparency

Glass balustrades and black aluminium frames with solar-protection double glazing.

Exterior specifications summarised from drawing A07, dated 10 September 2026. Interior finish specifications are to be confirmed.

A COHERENT ARCHITECTURAL IDENTITY

Designed from every angle.



NORTH ELEVATION

EAST ELEVATION

A07 / ORIGINAL ARCHITECTURAL ELEVATIONS / NOT TO SCALE



A NEW CHAPTER ON FLEMIG STREET

Come home to balance.

Clear forms. Warm materials. Outdoor spaces that become part of everyday life.

PAUHAD 491

FLEMIG STREET / LARNACA

A Larnaca address.

On the same street as PAUHAD 488, PAUHAD 491 forms the next chapter in the collection. Explore the supplied project pin for its precise location and directions.

EXPLORE THE LOCATION

SCAN TO OPEN

Google Maps

34.9098507° N
33.6324522° E



THE RESIDENTIAL COLLECTION

PAUHAD

491

Find your place on Flemig Street.

Larnaca, Cyprus

Computer-generated images and the furnished 3D plans are illustrative and require architectural review. Final layouts, finishes and areas require developer confirmation. A403 is shown as two bedrooms per owner confirmation. This brochure does not form part of a contract.

