



Port Residences

BY QUALITY GROUP

SERVICED APARTMENTS

A “NO VAT” PROJECT

TWO DISTINCT BUILDINGS
OFFERING EXCEPTIONAL
LIVING EXPERIENCES



QUALITY GROUP

DEVELOPMENTS & INVESTMENTS



"Port Residences" holds a captivating story within its essence, rooted in Larnaca's historical significance as a powerful capital during the Copper and Bronze Ages. Larnaca's port, a bustling hub for shipping and trade, forged connections that spanned continents. Nestled in Larnaca's Port area, this exceptional project enjoys an enviable position near the port and marina development, making it an ideal choice for modern coastal living that intertwines with a vibrant community.



BLOCK B

BLOCK A









Project Facts

Status: Under Study/Renovation

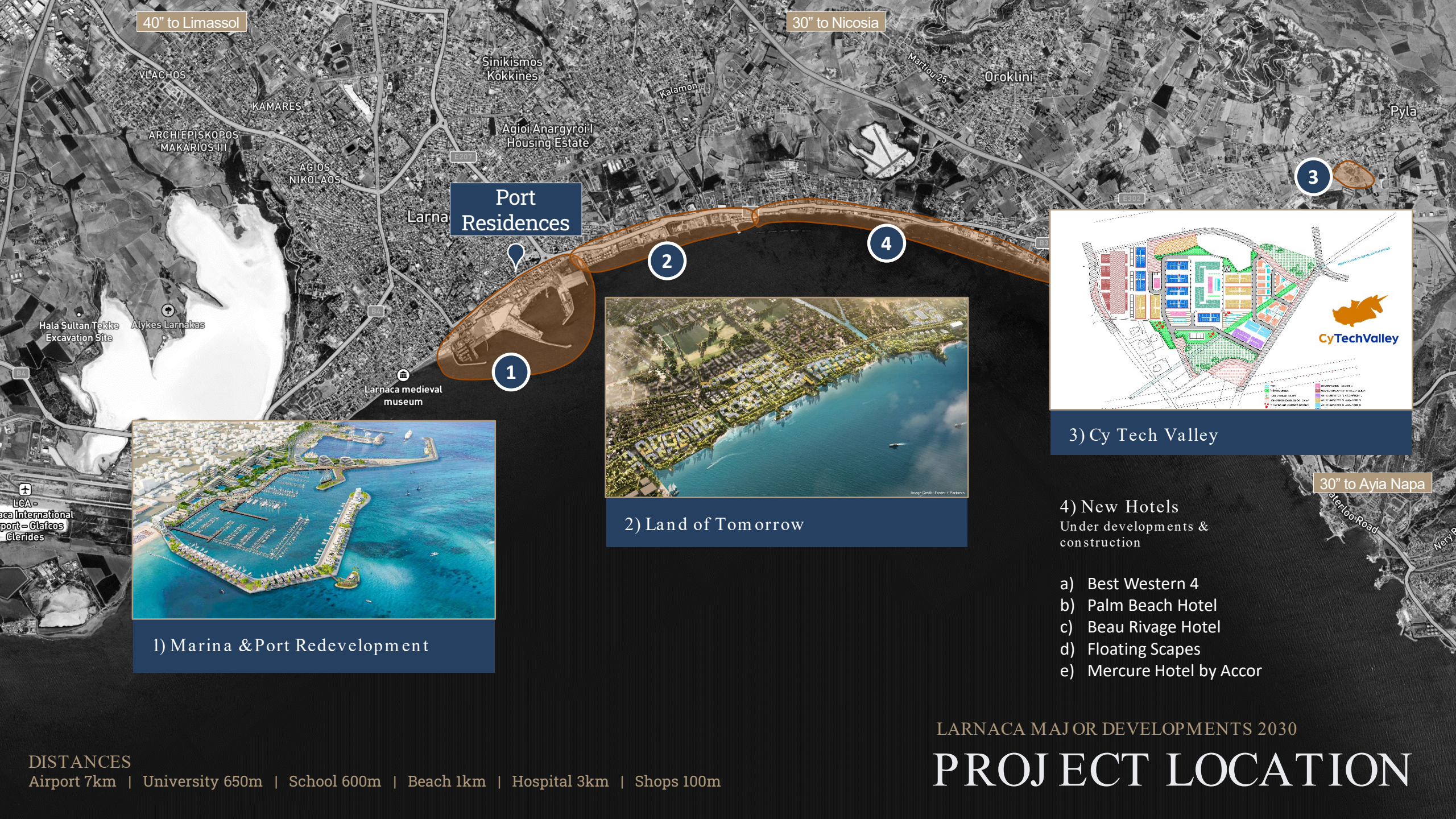
Location: Port Area, Larnaca

Block A: 36 units of luxurious apartments with a ground-floor café-bar restaurant and an exclusive sky Bar

Block B: 18 units of exquisite apartments, now available at pre-development sales prices

- 54 boutique apartments in the heart of Larnaca's Port area
- Studio and 1-bedroom apartments designed for elegance and functionality
- Enjoy a refreshing swim in the communal pool
- Work out at the gym
- Unwind with stunning views at the Sky Bar
- Delight in convenient dining at the ground-floor café-bar restaurant
- 24-hour concierge service for personalized assistance
- Separate title deeds ensure security for your investment
- NO VAT PROJECT, offering substantial savings
- Excellent location near the mega port & marina development, the vibrant Phinikoudes promenade and Europe Square
- Larnaca center within a convenient 15 minutes' walk





40" to Limassol

30" to Nicosia

30" to Ayia Napa

1) Marina & Port Redevelopment

2) Land of Tomorrow

3) Cy Tech Valley

4) New Hotels
Under developments & construction

- a) Best Western 4
- b) Palm Beach Hotel
- c) Beau Rivage Hotel
- d) Floating Scapes
- e) Mercure Hotel by Accor

DISTANCES
Airport 7km | University 650m | School 600m | Beach 1km | Hospital 3km | Shops 100m

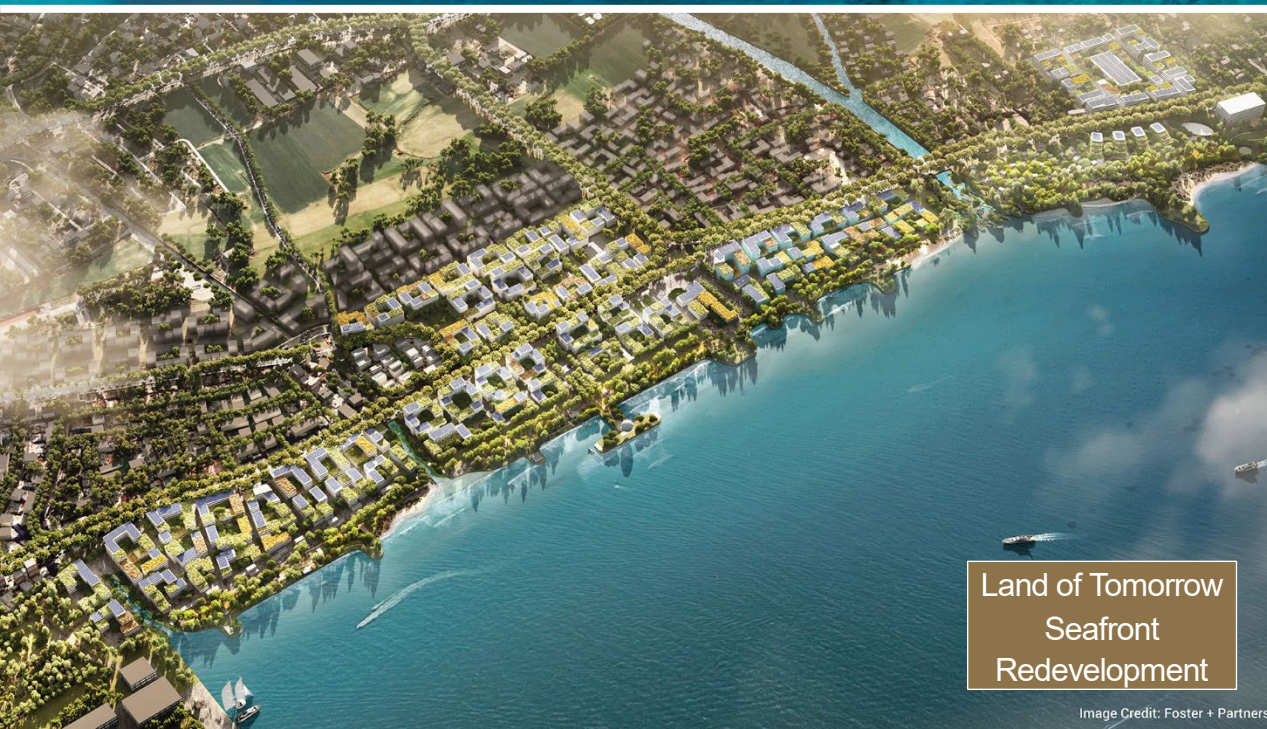
LARNACA MAJOR DEVELOPMENTS 2030
PROJECT LOCATION



Larnaca Marina &
Port Redevelopment
2023-2030



Larnaca Marina &
Port Redevelopment
2023-2030



Land of Tomorrow
Seafront
Redevelopment

Image Credit: Foster + Partners



Land of Tomorrow
Seafront
Redevelopment

Image Credit: Foster + Partners

PROJECT LOCATION



Sklavenitis
Supermarket

Larnaca Land
Registry

Port Residences
BY QUALITY GROUP

Radisson Blu
Hotel

Europe
Square

Finikoudes/City
Centre

Larnaca Marina &
Port Redevelopment
2023-2030

Land of Tomorrow
Seafront
Redevelopment



BLOCK B

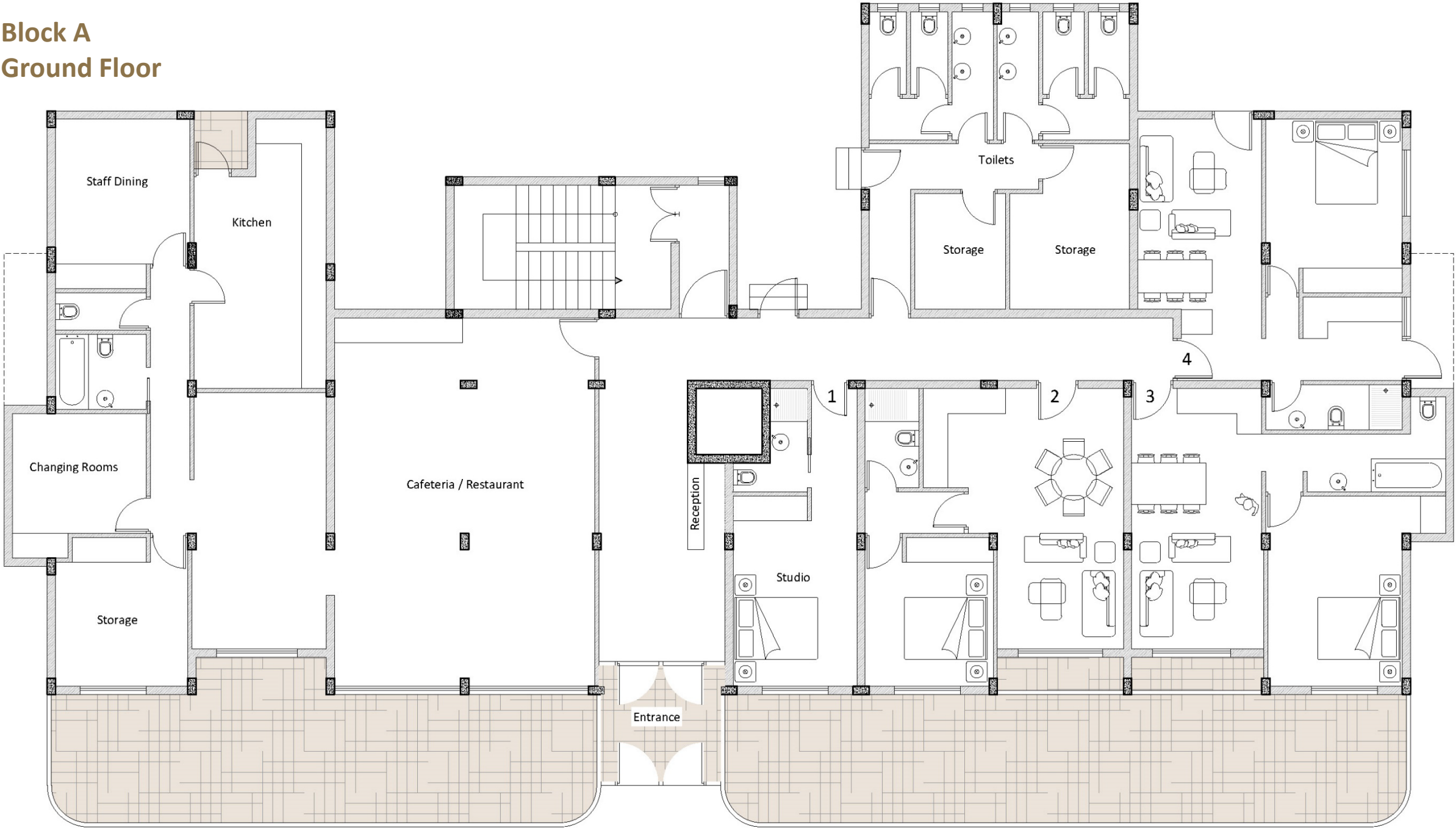
BLOCK A



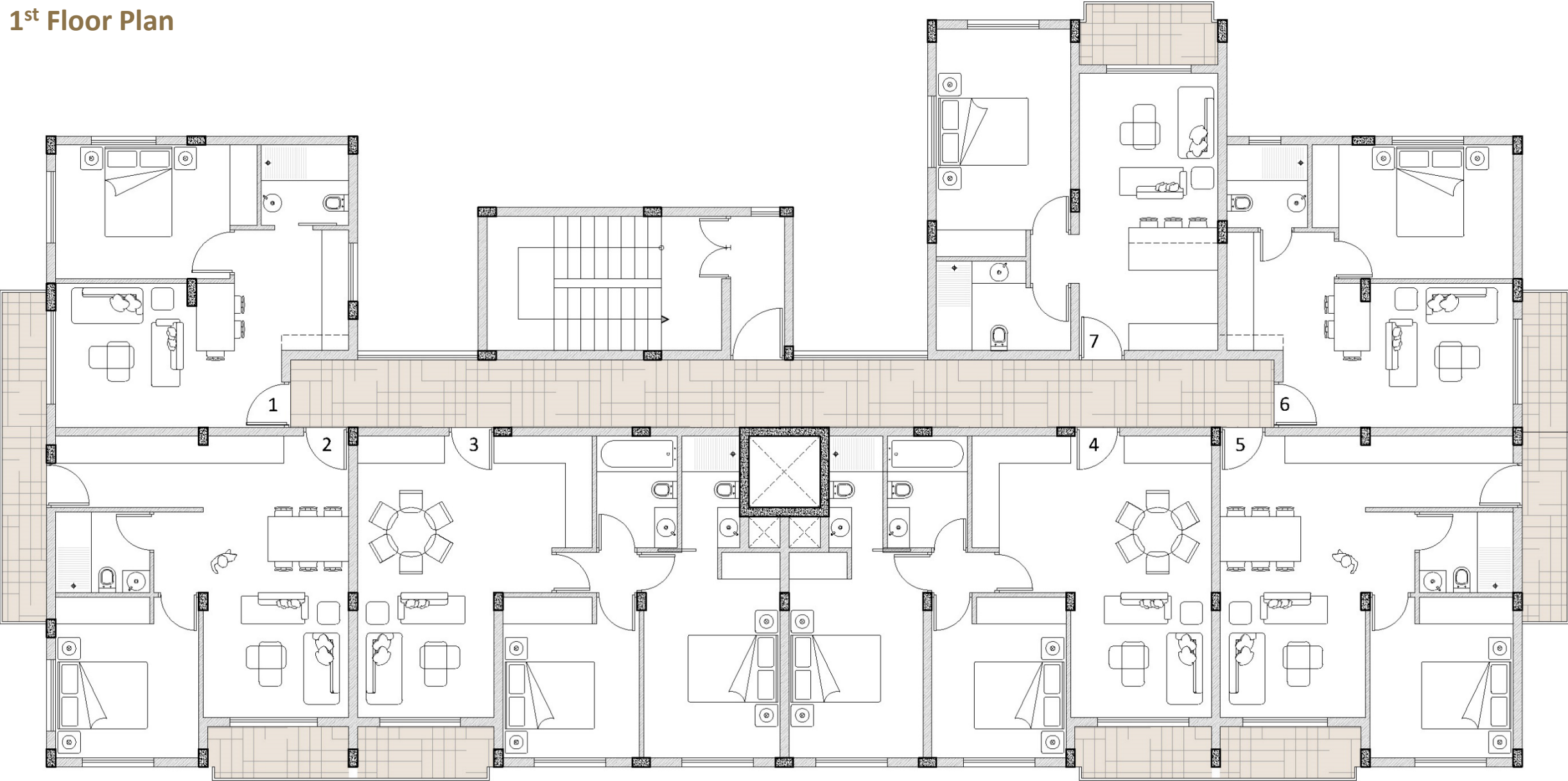
BLOCK A

BLOCK B

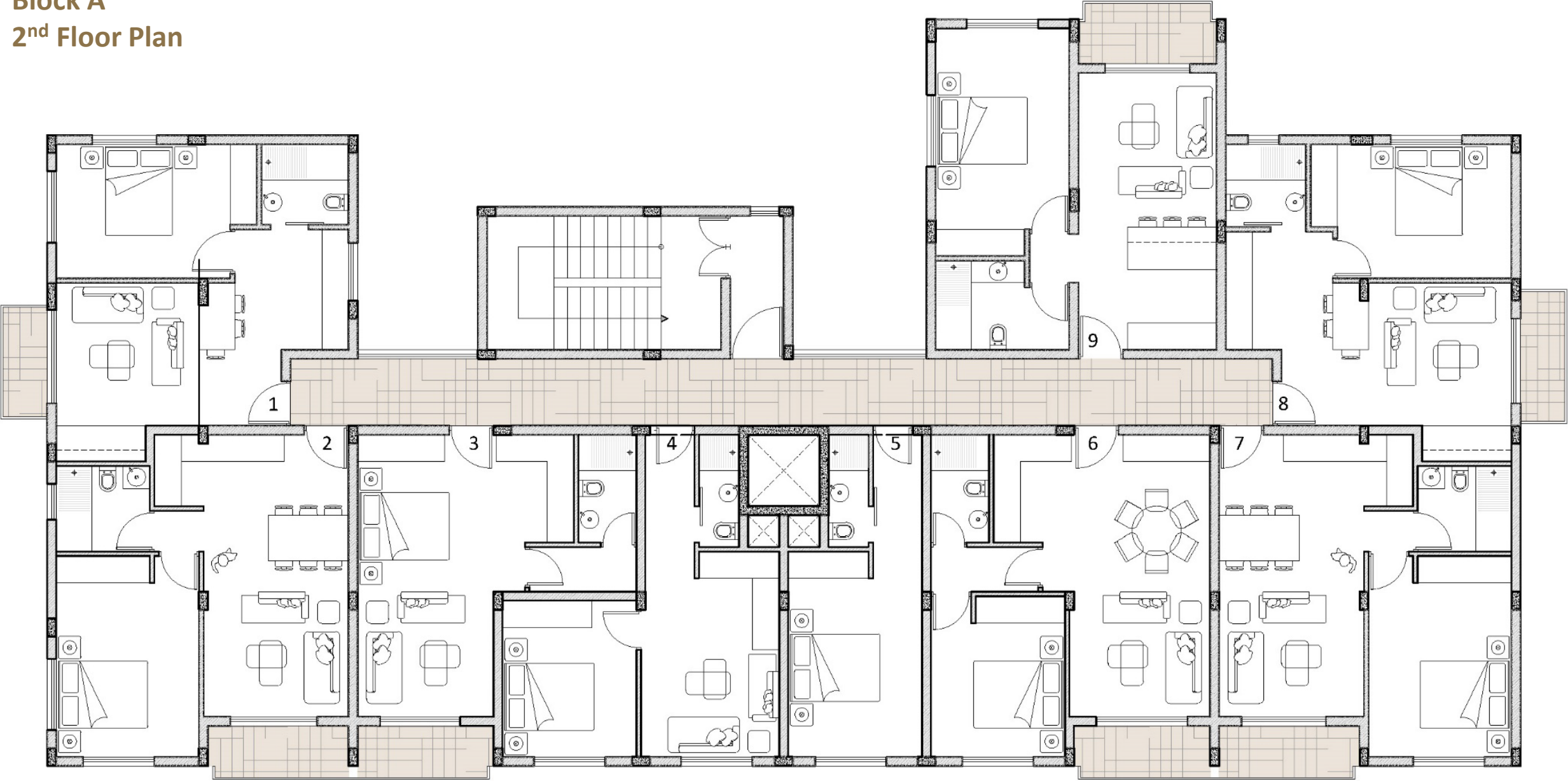
Block A
Ground Floor



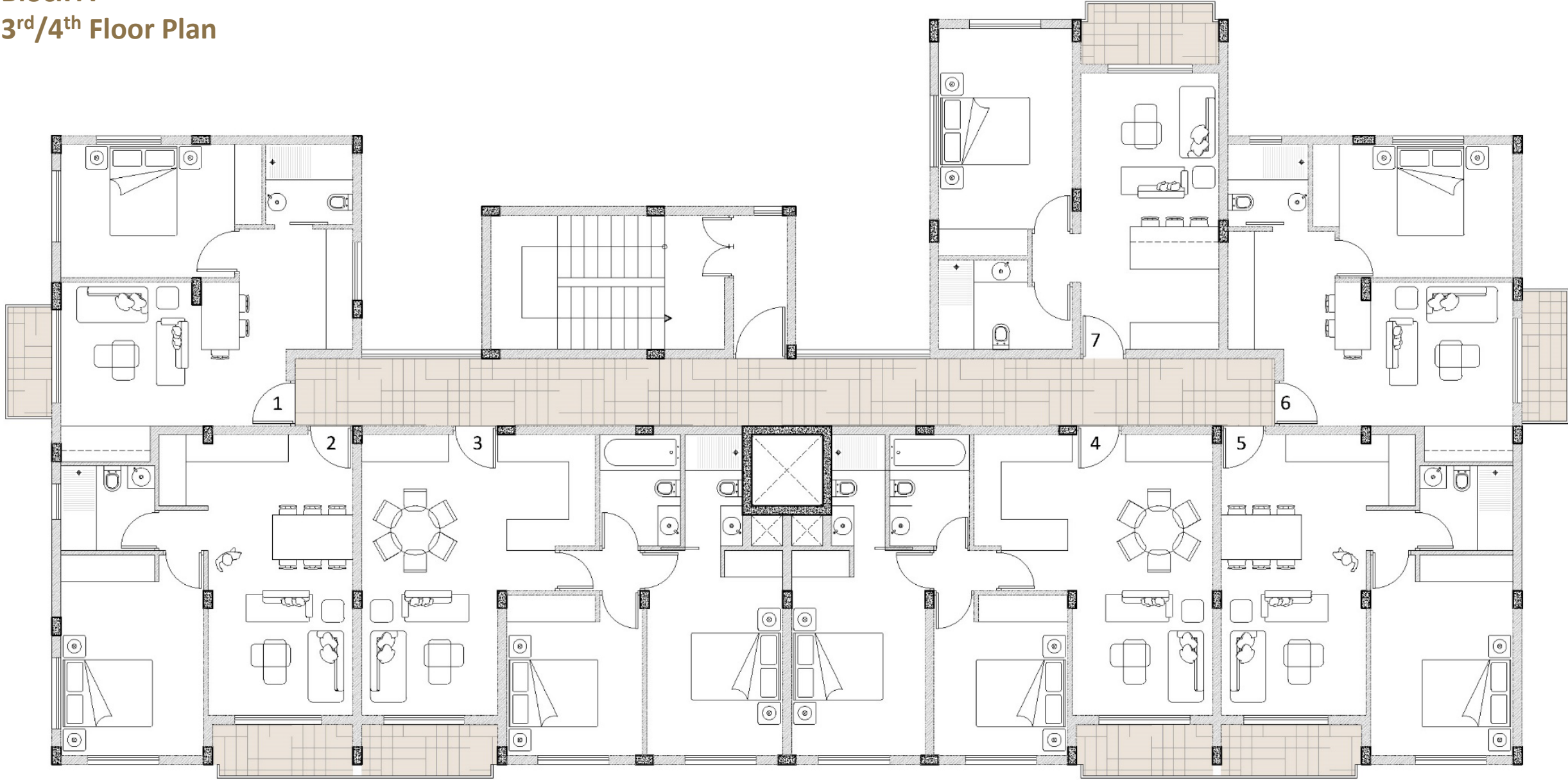
Block A
1st Floor Plan



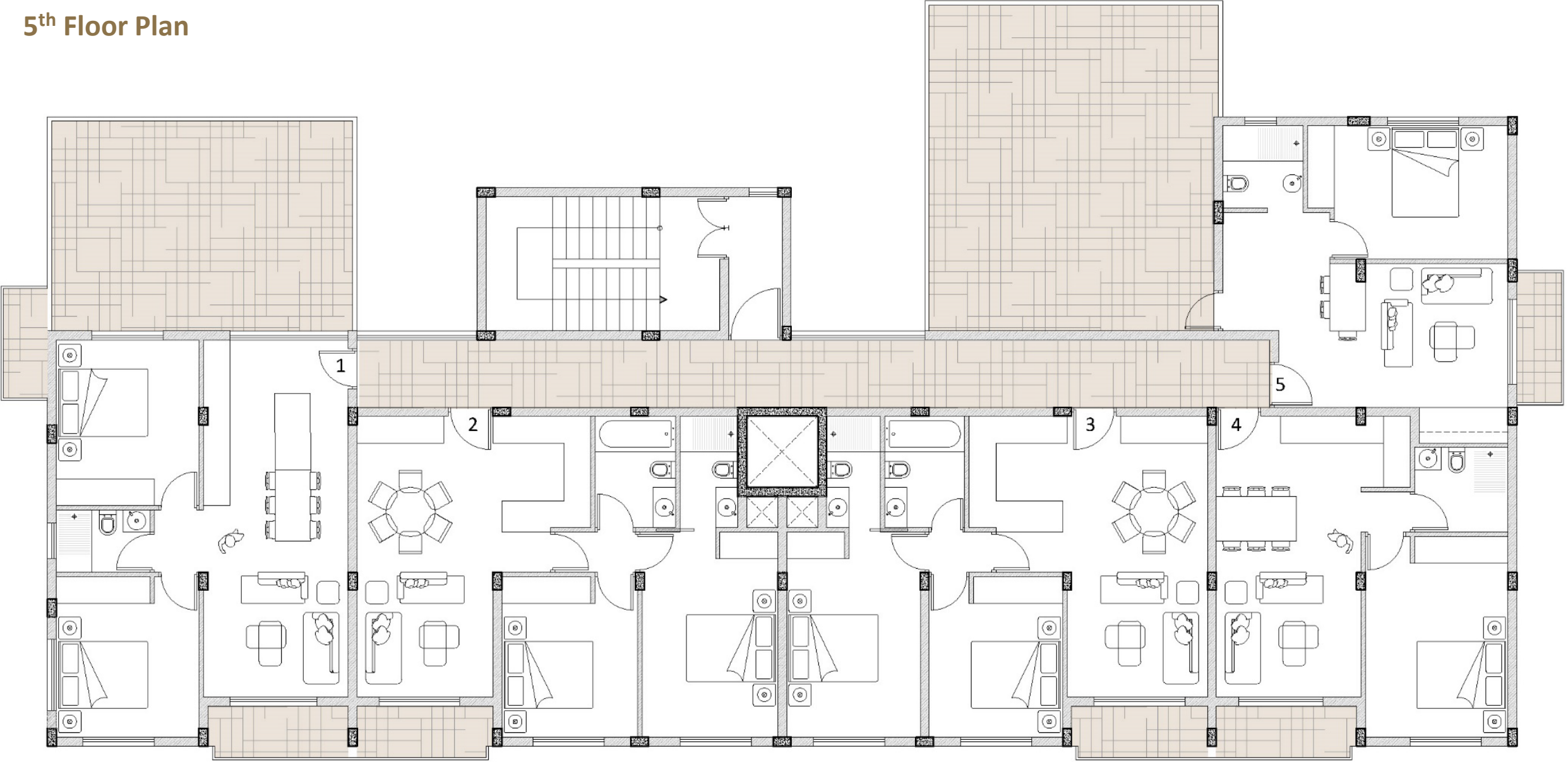
Block A
2nd Floor Plan



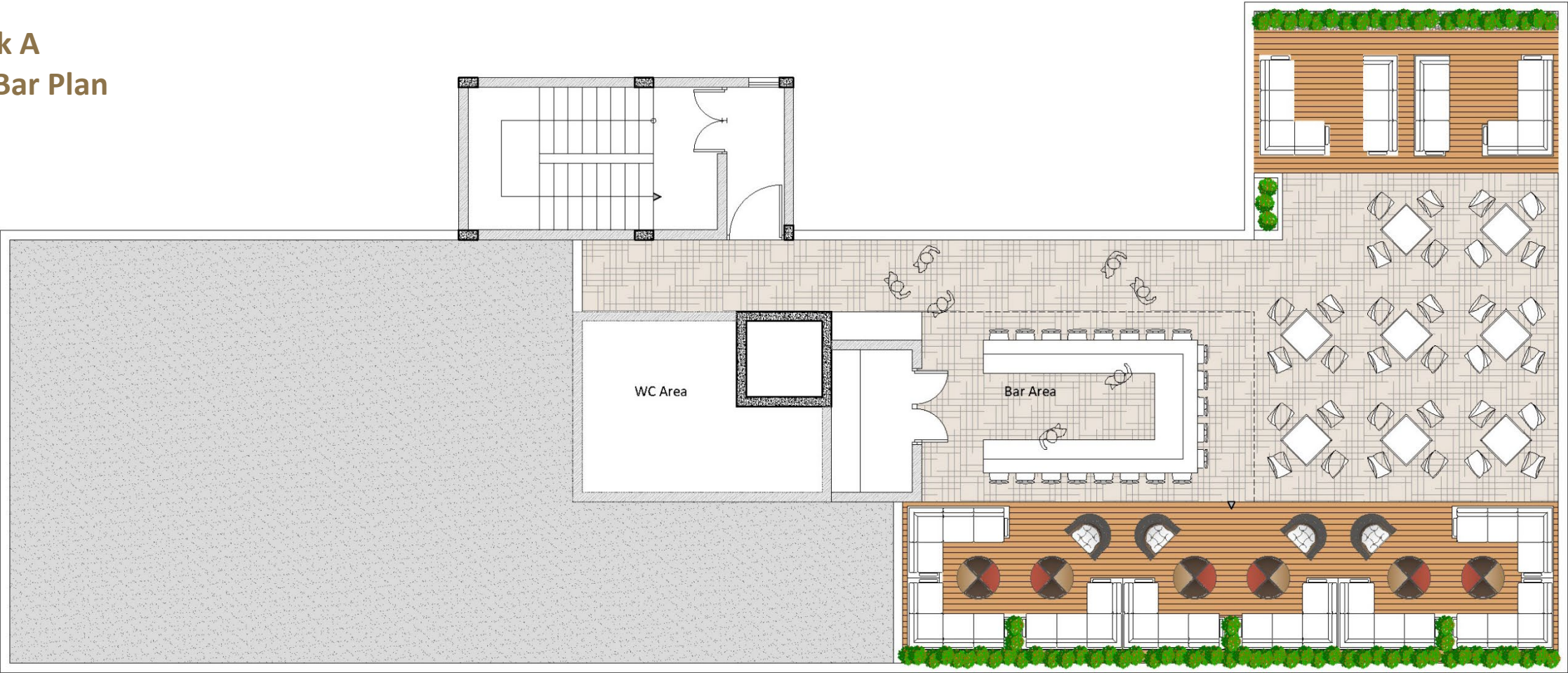
Block A
3rd/4th Floor Plan



Block A
5th Floor Plan



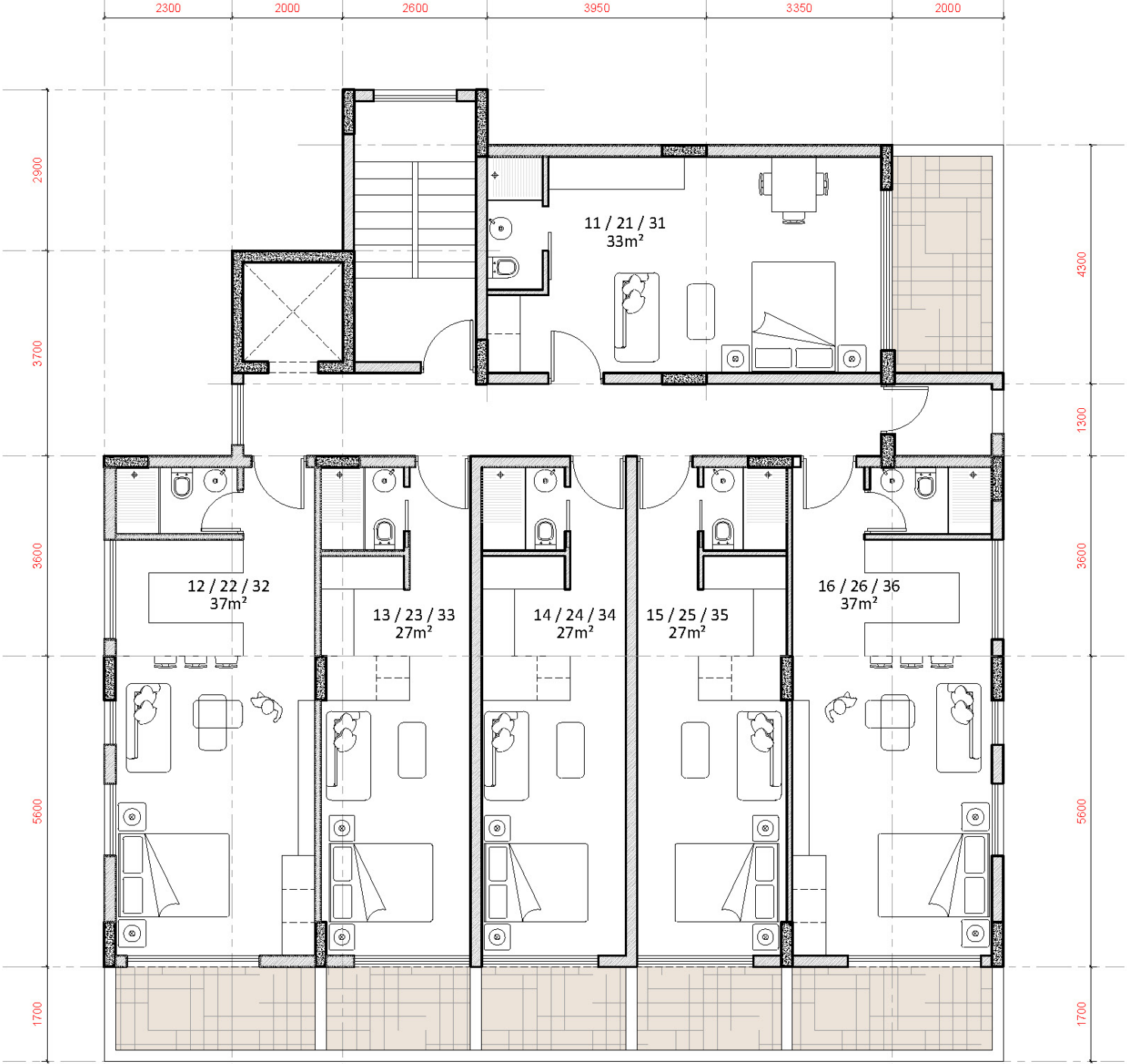
Block A
Sky Bar Plan



REFERENCE
IMAGES



Block B
1st 2nd 3rd Floor plan



FURNITURE PACKAGE

Studio & 1 Bedroom Apartments

Standard Package - 9,000 Euros

ELECTRICAL APPLIANCES	FURNITURE	WINDOW TREATMENTS
Refrigerator (1) Electric Oven (1) Ceramic Hob (1) Hood (Extractor Fan) (1) Washing Machine (1) Kettle (1)	Sofa (1) Coffee Table (1) TV Unit (1) Dining Table (1) Dining Chairs (4) Double Bed (160x200) with mattress (1) Bed Side Tables (2)	Roller blinds : (Dim out in common area Black out in bedrooms)

Exclusive Package - 11,000 Euros

ACCESSORIES	BED & BATH LINENS
Sofa throw cushions (3) -OR- (1) throw blanket 1 Painting /Print -OR- (1) Mirror 1 Decorative Plant Area rugs - (1) living area (1) bedroom	Bed Sheets (1 set) Duvet (1) Sleeping Pillows (2) Bath Towels (2) Hand Towels (2)



REFERENCE IMAGE

FURNITURE PACKAGE

2 Bedroom Apartments

Standard Package - 12,500 Euros

ELECTRICAL APPLIANCES	FURNITURE	WINDOW TREATMENTS
Refrigerator (1) Electric Oven (1) Ceramic Hob (1) Hood (Extractor Fan) (1) Washing Machine (1) 40" LCD TV (1) Kettle (1)	Sofa (1) Armchair (1) Coffee Table (1) TV Unit (1) Dining Table (1) Dining Chairs (6) Double Bed (160x200) with mattress (2) Bed Side Tables (4)	Roller blinds : (Dim out in common area Black out in bedrooms)

Exclusive Package - 15,000 Euros

ACCESSORIES	BED & BATH LINENS
Sofa throw cushions (3) -OR- (1) throw blanket 1 Painting /Print -OR- (1) Mirror 1 Decorative Plant Area rugs - (1) living area (1) bedroom	Bed Sheets (1 set per bed) Duvet (1 per bed) Sleeping Pillows (2 per double bed) Bath Towels (2 per bath) Hand Towels (2 per bath)



REFERENCE IMAGE

PORT RESIDENCES TWO EXISTING BUILDINGS THAT WILL BE FULLY RENOVATED.

DURING RENOVATION THE BELOW WORKS WILL BE EXECUTED:

1. EXTERIOR:

- Replastering and repainting external surfaces according to the choice of the architect.
- Changes in the Façade
- Landscape on all communal areas

2. VERANDAS:

- Removal of ceramic tiles, resurfacing, new insulation and installation of new ceramic tiles. All verandas will be covered with anti-slip tiles of supply price €17/m2. All floors are finished with skirting of similar type.
- Replacement of current railings.

3. ROOF:

- Resurfacing and new insulation.

4. INTERIOR:

- Replastering and repainting external surfaces according to the choice of the architect
- Removal of ceramic tiles and installation of new ceramic tiles. All living and kitchen areas of the apartments will be of ceramic – granite tiles of supply price €17/m2. All bedrooms will be of laminated parquet flooring or ceramic-granite tiles of supply price €17/m2. All floors are finished with skirting of similar type.

5. BATHROOMS:

- Removal and replacement of all bathroom tiles and sanitary fittings. All of 1st quality according to the EU standards of total supply cost €850 per apartment.
- Bathrooms will be tiled (floors and walls) with new ceramic tiles of supply price €17/m2. All floors are finished with skirting of similar type.

6. WARDROBES & KITCHEN UNITS:

- Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost €170/m.

7. DOORS & WINDOWS:

- All external doors and windows will be replaced with from Aluminium sections-
- with double glazed energy efficient glass, sliding or hinged according to the architectural drawings.
- Replacement of all internal doors with timber melamine finish.
- Replacement of Entrance doors will be of timber sections

8. ELECTRICAL INSTALLATION:

- All according to the electrical drawings and E.A.C. regulations. Power supply points and switches are as shown on electrical drawings. Lighting fittings are not included.

9. WATER SUPPLY:

- All as per plans with pipe in pipe system according to the EU standards. Solar panels and water tank is included.

10. AIR-CONDITIONING-HEATING:

- Air conditioning units (hot / cold) in all areas.

NOTES

- Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.
- V.A.T is included in the prices.
- The following services / extras can be offered to the clients:
- Proposals/advice for interior design



QUALITY GROUP

DEVELOPMENTS & INVESTMENTS

Quality Group Headquarters

41, Costantinou Paleologou str. 6036,
Larnaca, Cyprus

Office opening Hours

Monday-Friday: 8:00am - 17:30pm

T: 8000 7766 / +357 24 821855

F: +357 24 662922

E: info@qualitydevelopments.com

W: www.qualitygroupcyprus.com



PROPERTY
DEVELOPMENT



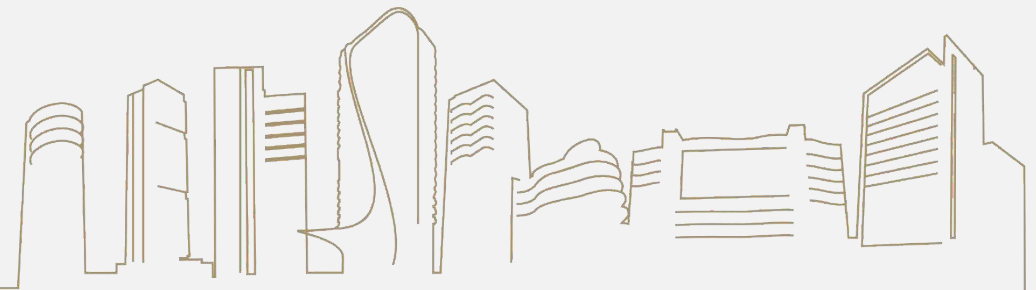
QUALITY
HOSPITALITY



QUALITY
EDUCATION



QUALITY
MEDICAL



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