



Fastest developing area in Larnaca with foreign investments • Biggest Marina & Port in Cyprus
• New American University of Cyprus • Opportunities with high return on investment

AG Luxury residence building is high living in every sense.

Located in the most attractive area in Larnaca these days.

Each residence at AG Luxury is a statement of discerning taste and understated wealth spectacular layouts are complemented with high standards of finish and designed by **GDM Architecture** that won an Award at the Luxury Lifestyle Awards.



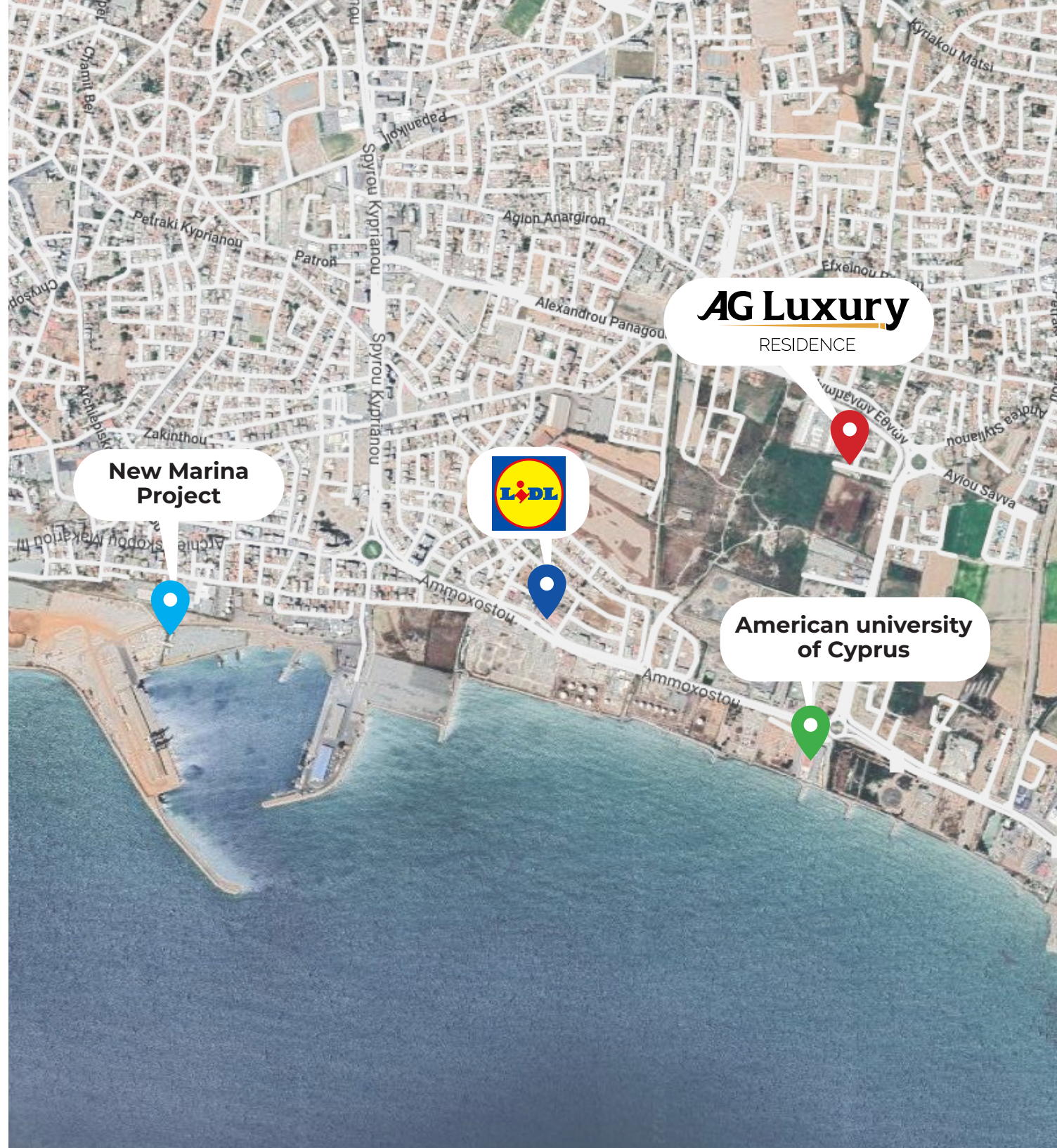


A Total of 15 one, Two and three-bedroom apartments unfold across 3 floors with every residence enjoying unobstructed views including sea views

- Apartments of discerning taste.
- Spectacular layouts and sea views
- High standards of quality and design
- Private parking for each apartment
- A' rating energy performance apartments
- Special storage area for each apartment

LOCATION

- 650 Meters from the new Larnaca Marina project
- Next to the AUCY American University of Cyprus
- 4 KM from City Center
- 15 minutes from Larnaca International Airport
- 800 Meters from the beach





**1, 2 & 3
BEDROOM
APARTMENTS**



**PENTHOUSE
APARTMENTS
WITH ROOF TERRACE**



**600 METERS FROM
THE NEW MARINA**

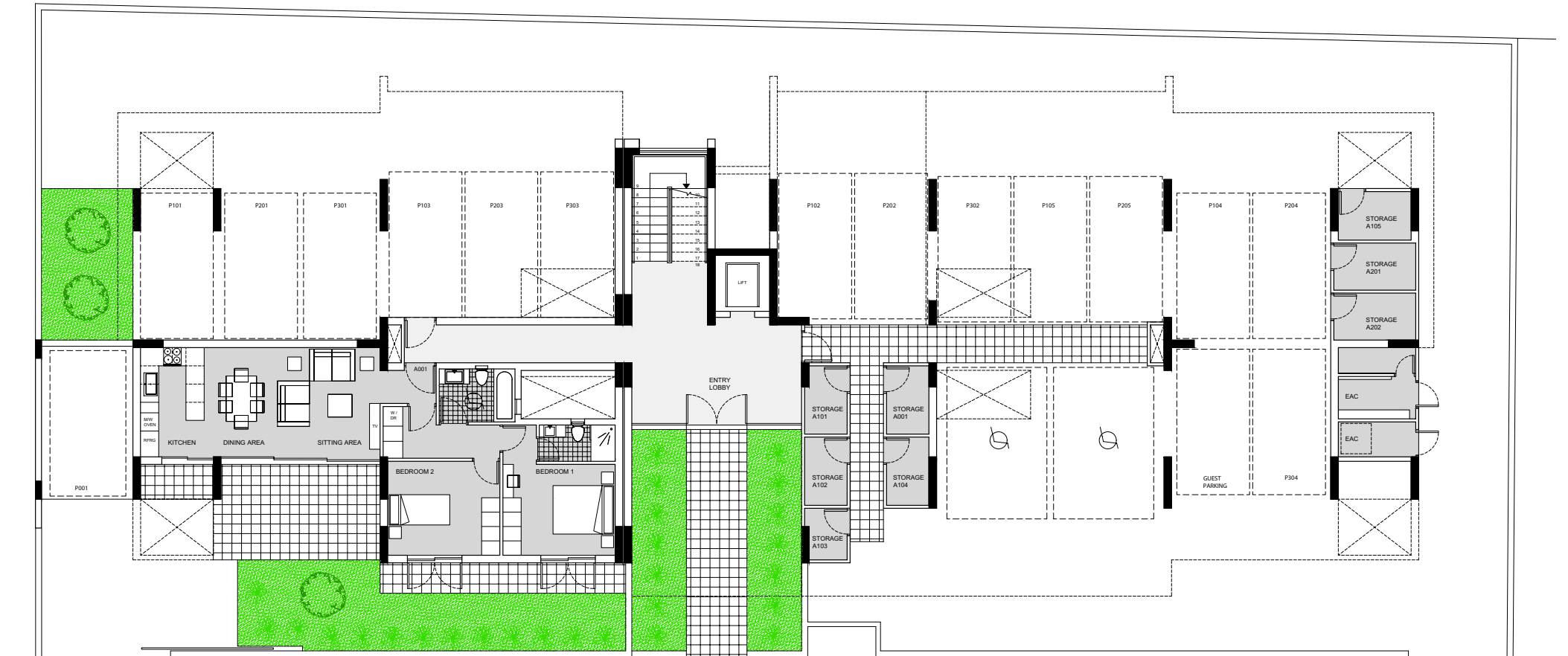


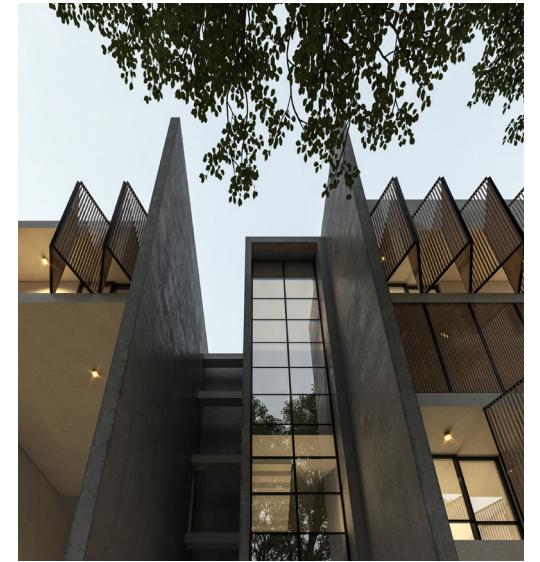
**NEXT TO THE AMERICAN
UNIVERSITY OF CYPRUS**



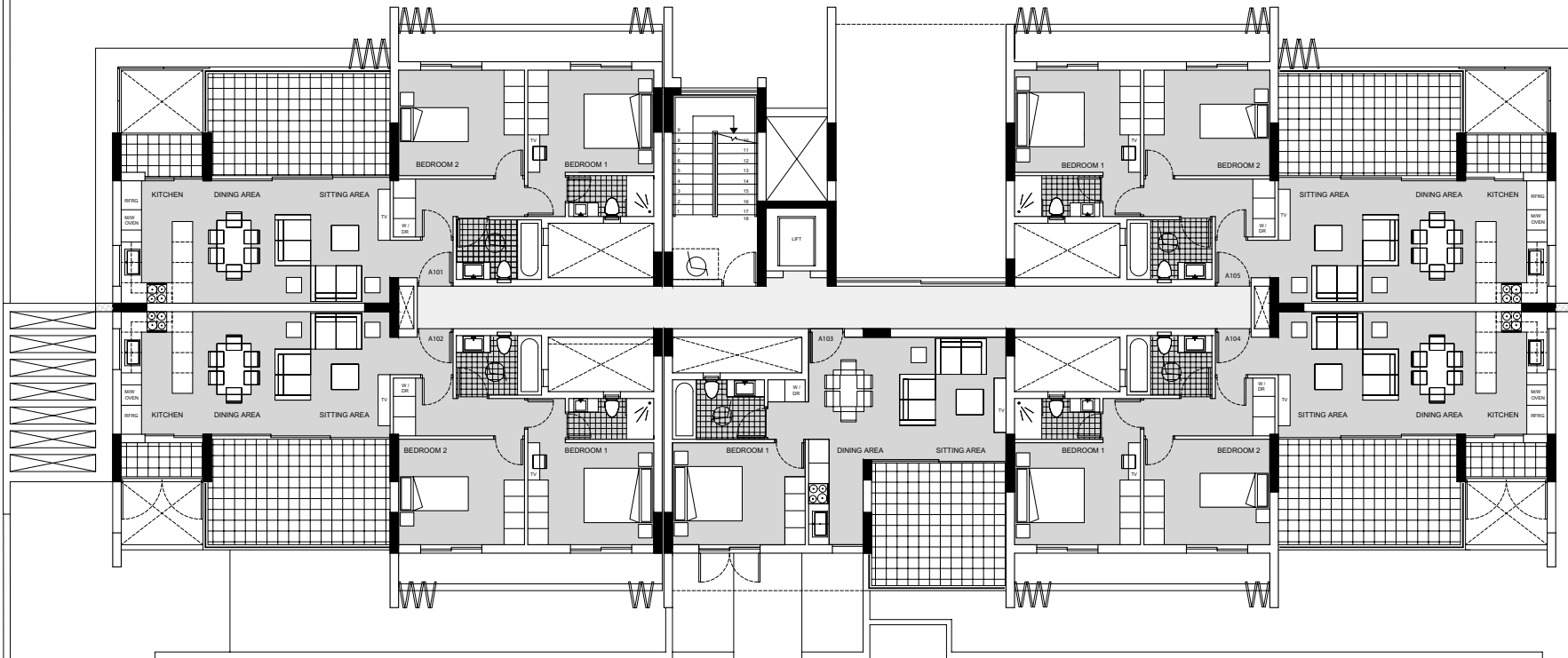
**IDEAL FOR
RENT**

Ground Floor

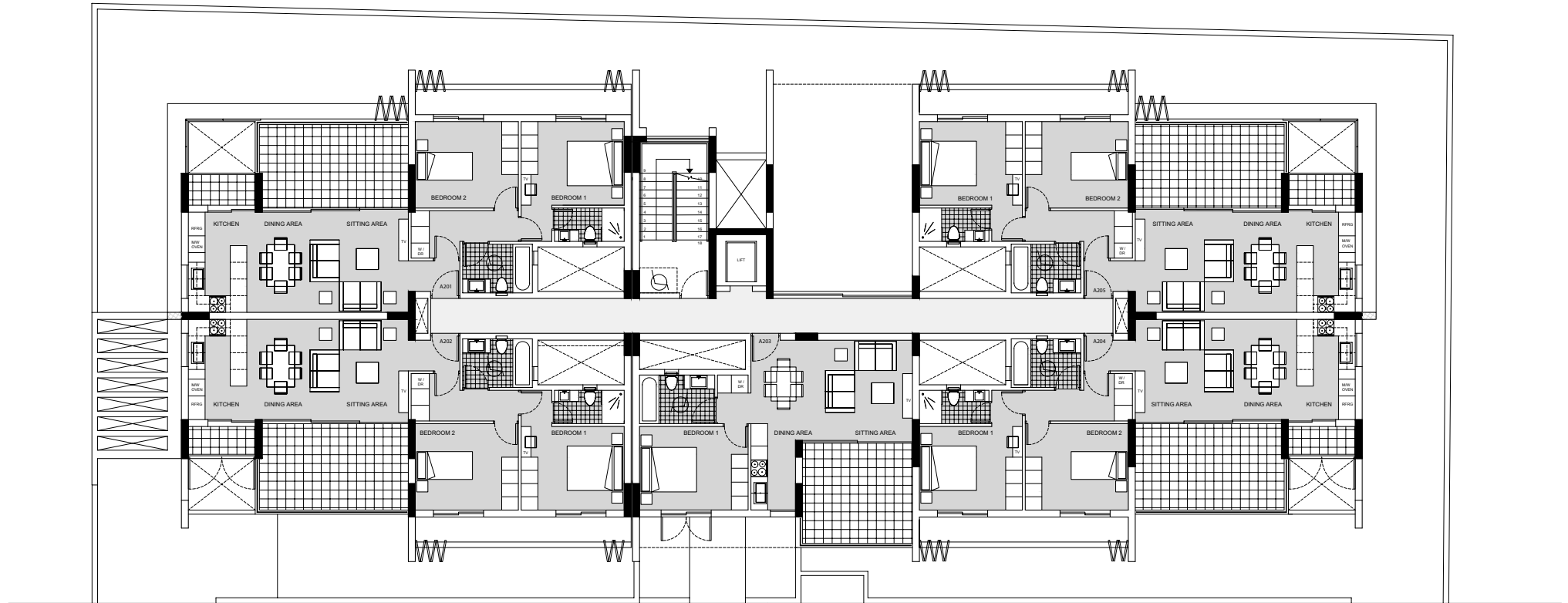




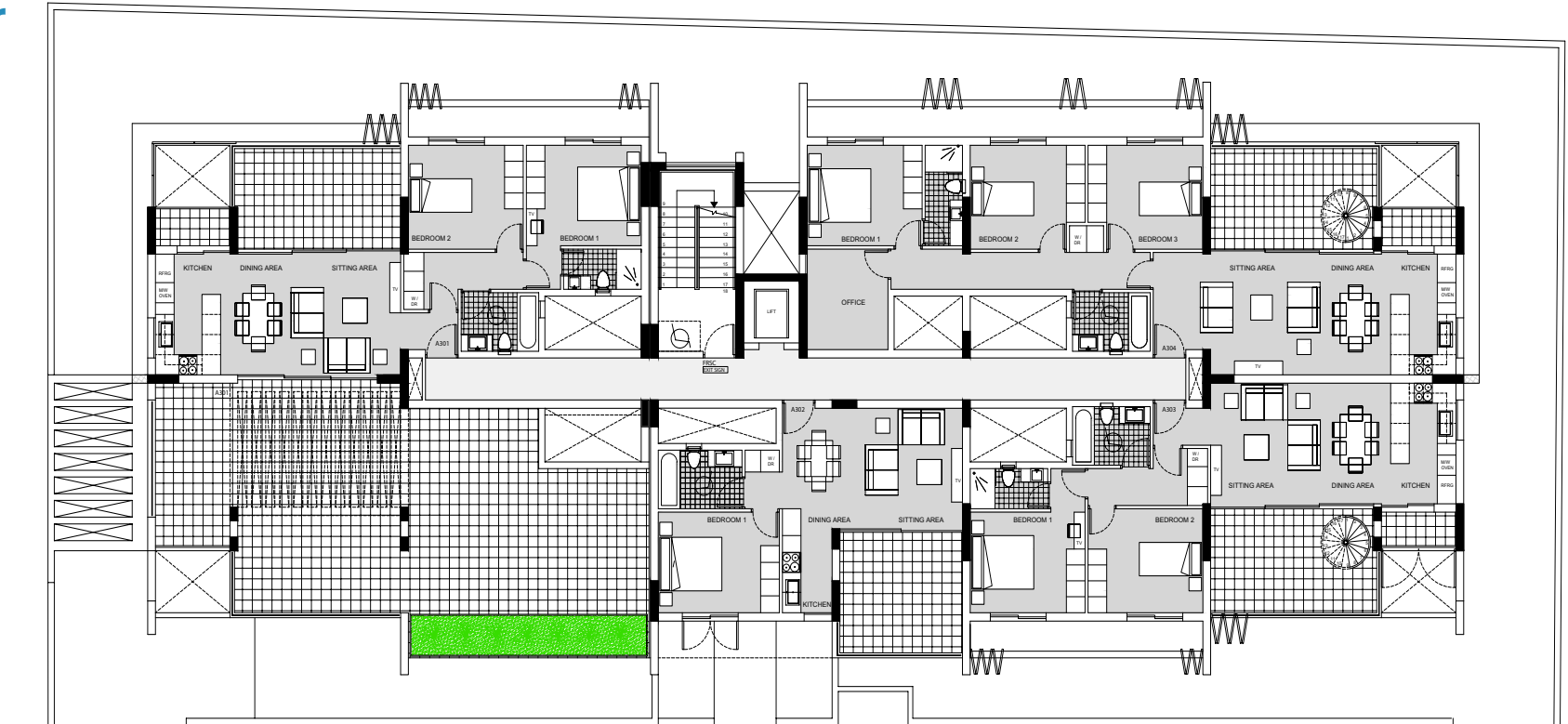
First Floor



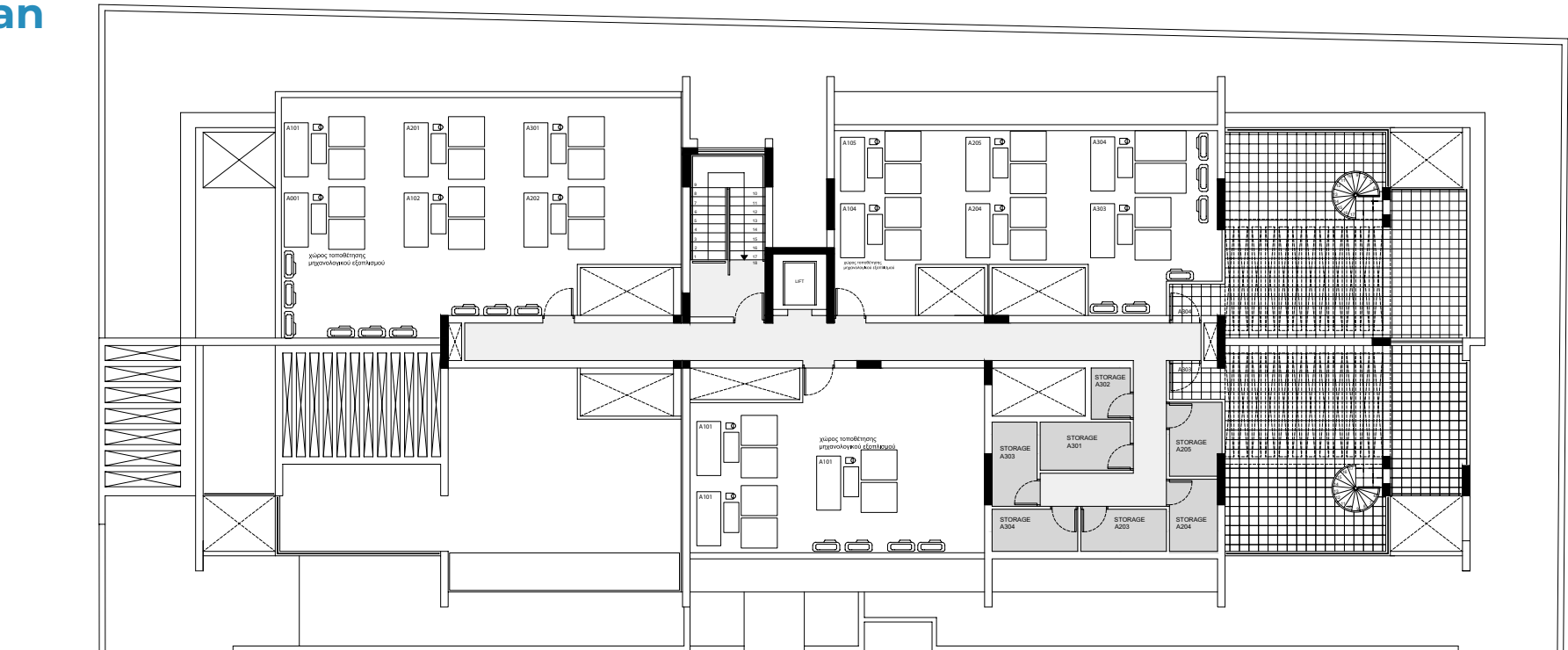
Second Floor



Third Floor



Roof Plan



AG LUXURY APARTMENTS - LIVADIA

Apartment number	No. of bedrooms	Internal covered area (M2)	Covered Varendra Area (M2)	Garden Area (M2)	Pergola Roof Area (M2)	Uncovered Roof Garden Area (M2)	Storage Area (M2)	Total Area (M2)	Parking
A001	2	80	28	29.5			4	141.5	15 (3X5)
A101	2	78.5	19				4	101.5	11.5 (2.4X48)
A102	2	78.5	19				4	101.5	11.5 (2.4X48)
A103	1	50	14				3	67	11.5 (2.4X48)
A104	2	78.5	19				4	101.5	11.5 (2.4X48)
A105	2	78.5	19				5	102.5	11.5 (2.4X48)
A201	2	78.5	19				5	102.5	11.5 (2.4X48)
A202	2	78.5	19				5	102.5	11.5 (2.4X48)
A203	1	50	14				6	70	11.5 (2.4X48)
A204	2	78.5	19				5	102.5	11.5 (2.4X48)
A205	2	78.5	19				5	102.5	11.5 (2.4X48)
A301	2	80	19		22	74	6	201	11.5 (2.4X48)
A302	1	50	14				3	67	11.5 (2.4X48)
A303	2	78.5	19		21	35	6	159.5	11.5 (2.4X48)
A304	3	110	19		21	35	6	191	11.5 (2.4X48)



This project is done by:



A.N ALLNEW INVESTMENTS HOLDING LTD.

Company Address :

Q Tower , 5th Floor
Ioanni Kondylaki 47
Larnaca, 6042
Cyprus

Tel: +357-24-622112