

818

RESIDENCES

BUILDING YOUR DREAM

TABLE OF CONTENTS

01

Project
Overview

1

02

Cyprus,
Larnaca

4

03

Location

11

04

Amenities &
Facilities

15

05

Masterplan

21

06

Apartment
Collection

23

07

Finishes &
Specifications

35

08

Investment
Opportunity

41

09

Property
Management

43

10

Development
Team

45

11

Contact
Information

49

A RESORT LIFESTYLE ADDRESS



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88 Residences introduces a new kind of residential living in Larnaca that feels more connected to the way people want to live today. Set across seven contemporary buildings, the development brings together well-planned homes, landscaped surroundings and a strong sense of shared lifestyle.

The architecture takes its cue from the Mediterranean, with generous open spaces, expansive terraces and an architectural aesthetic that feels both warm and modern. At the heart of the project, a resort-style pool and gardens create an atmosphere that is both relaxed and social. Meanwhile, exceptional resident amenities offer the comfort of a private community with the everyday appeal of a holiday setting.

With a wide range of apartment types, from studios to penthouses, 88 Residences is designed to suit different needs while maintaining a consistent sense of quality throughout. The result is a development that balances contemporary design with practical comfort, for a more effortless way of living.



STRATEGICALLY LOCATED

Beyond its lifestyle advantages, Cyprus also holds long-term appeal as an EU member state with a business-friendly environment, attractive tax framework and recognised residency opportunities for eligible investors. For international buyers, Cyprus offers a permanent residence route for qualifying non-EU applicants through approved investment.



Larnaca City Center	13 mins.
Larnaca Airport	18 mins.
Limassol	45 mins.
Ayia Napa	30 mins.
Nicosia	30 mins.



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AN ELEVATED SENSE OF HOME



A NEW RESIDENTIAL EXPERIENCE IN LARNACA

88 Residences is a large-scale residential development that brings together high-end, resort-style living with a strong sense of community. Comprising seven low-rise buildings set within landscaped grounds, the project offers 171 apartments in a variety of layouts, including studios, one-, two- and three-bedroom residences, as well as penthouses and roof garden apartments.

The development is shaped around a central lifestyle concept, with shared spaces and amenities. At its core is a luxurious pool area, complemented by real sand, ornamental gardens and walking paths, lounge areas, wellness facilities, social spaces and features designed to support both comfort and convenience.

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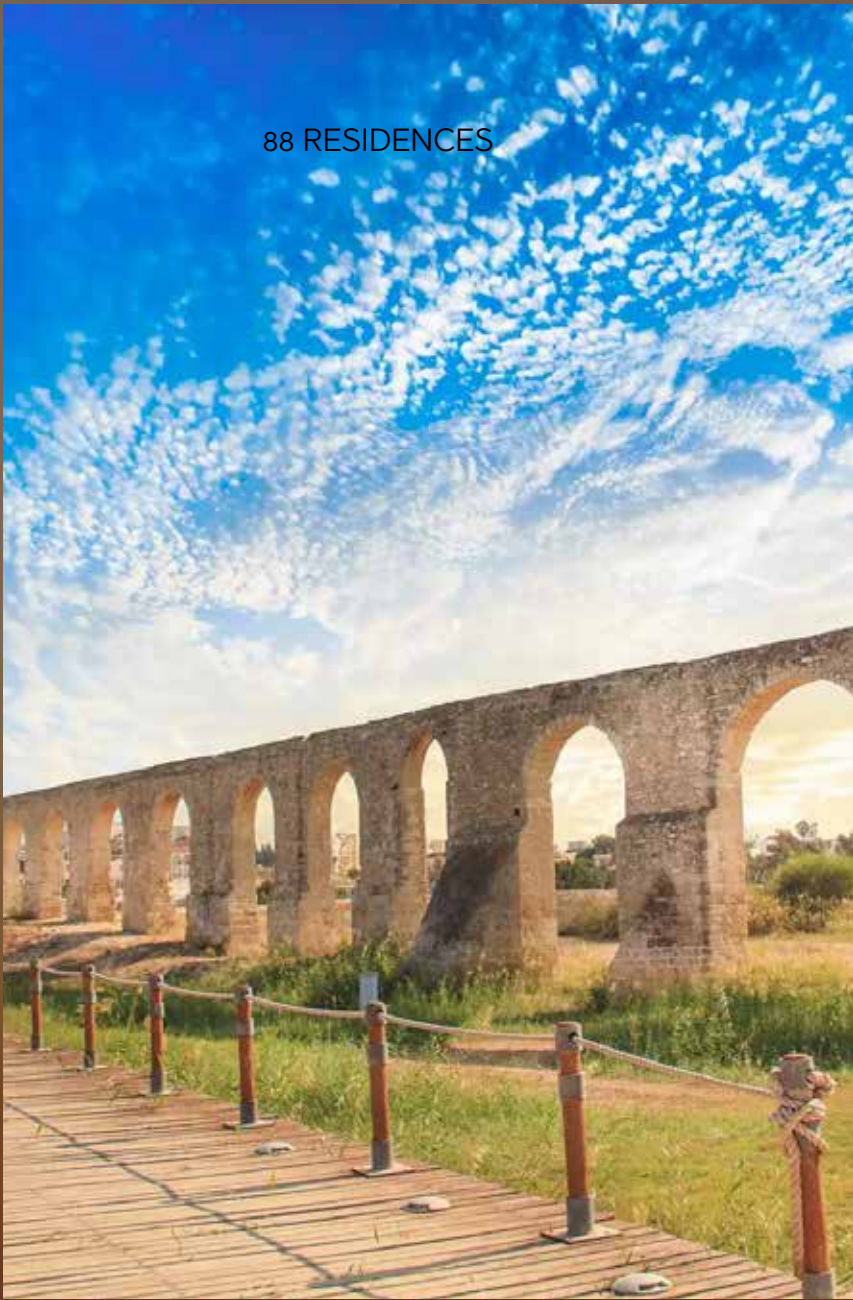


A COASTAL CITY ON THE RISE

Set on Cyprus' southern coast, Larnaca offers a way of life that feels both easy and well connected. With its coastal setting, relaxed pace and year-round sunshine, this seaside city combines the appeal of high-quality Mediterranean living with the convenience of a modern European hub.

Recently selected as the European Capital of Culture 2030, the city is entering a new phase of growth and transformation, with the European Union and local authorities investing millions of euros into cultural infrastructure, urban regeneration, public spaces and community development projects that are expected to further elevate the city's profile and quality of life.

Everyday life is supported by good infrastructure and direct access to modern essentials, from international schools and healthcare to retail, dining and leisure.



A PROMISING ADDRESS

88 Residences finds its place in Livadia, one of Larnaca's most central neighbourhoods and promising locations for both lifestyle and investment potential. This dynamic, fast-evolving area offers everyday convenience, easy access to the city centre and close proximity to the coast.

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CONNECTED TO THE BEST

Just 2.5 kilometres from the beach, the development is close to Larnaca city centre, the Land of Tomorrow coastal regeneration project, Mackenzie Beach and the Finikoudes beachfront promenade, Larnaca International Airport and the largest shopping mall in Cyprus.

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Beach, 7 mins

Land off tomorrow,
7 mins

AUCY American University
of Cyprus, 8 mins

Livardia
Municipal Park,
9mins

Primary School
Livadia, 4 mins

Larnaca General
Hospital, 9 mins

Finikoudes, 9 mins

Larnaca City
Center, 13 mins

Kindergarten
Childsplay, 4mins

Kamareas Aqueduct,
4 mins

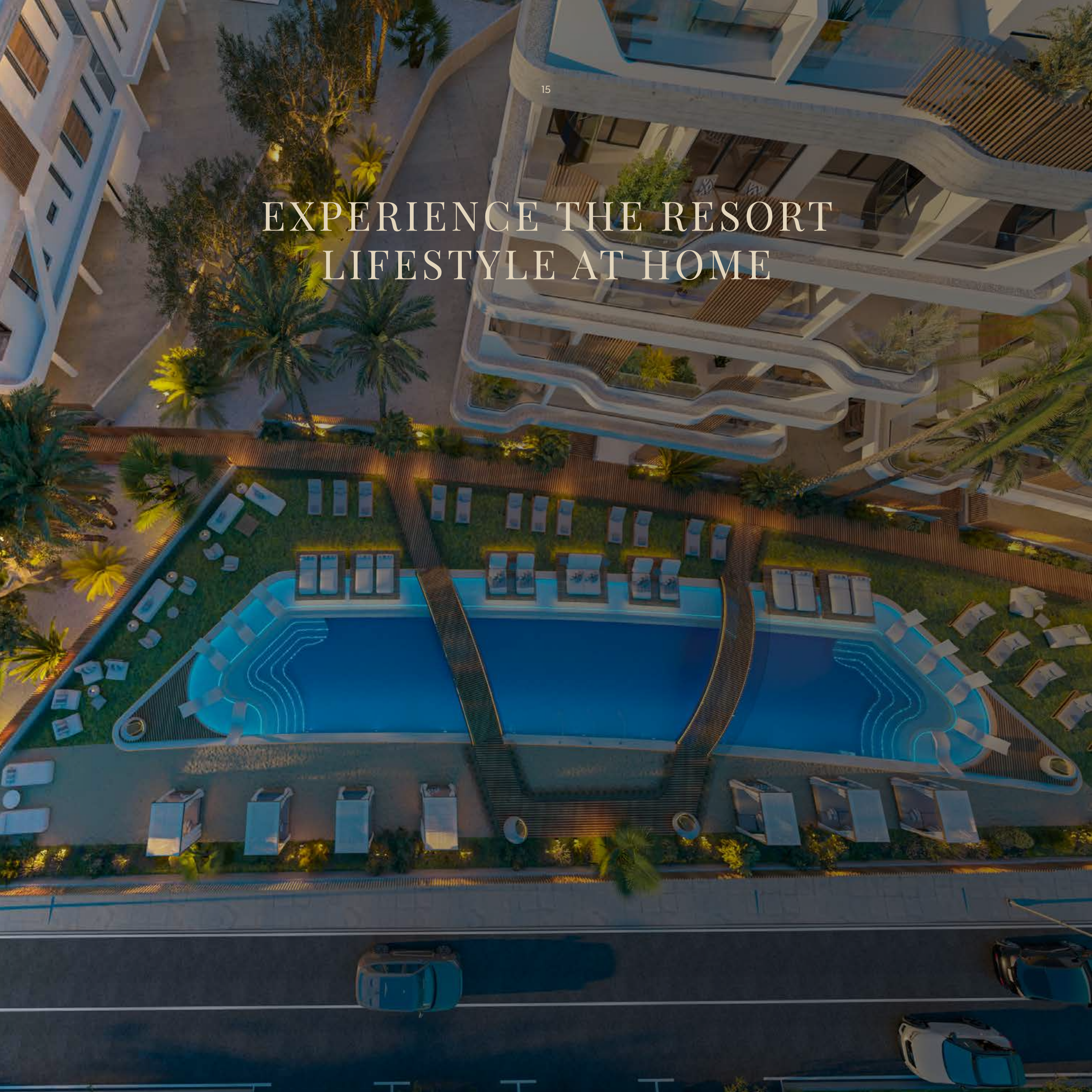
Metropolis Mall,
13 mins

Larnaca
Airport,
18 mins

Salt
Lake,
15 mins

8/8
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EXPERIENCE THE RESORT LIFESTYLE AT HOME



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88 RESIDENCES HIGHLIGHTS



7 contemporary
low-rise buildings



171 apartments in
a variety of layouts



Penthouses apartments
with Jacuzzi and barbeque



Resort-style swimming
pool with beach-sand
feature



Yoga room



Fully equipped gym



Spa



Dry sauna and
wet sauna



Landscaped gardens
and outdoor leisure
spaces



Co-working space
and residents' lounge



Children's playroom
and shared family room



Dog park and outdoor
walking paths



Sea views from
selected residences



Smart home features
and controlled access



Located in Livadia,
close to central Larnaca



EV charging stations
and private parking



Suitable for both
private use and
investment



Scheduled for delivery
August 2029



Developed by leading international
company SoragDoor in collaboration
with Shuna Group



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SPACES SHAPED BY COMFORT



RESORT LUXURIES AT HOME

At 88 Residences, the shared amenities are an essential part of the living experience. Leisure, wellness, convenience, safety and practicality have all been considered, creating a family-friendly environment, planned to support a more complete and comfortable way of living.

-  Children's playroom
-  Dog park
-  Landscaped gardens and walking paths
-  Lobby with reception
-  Smart access systems
-  EV charging stations
-  Resort-style swimming pool with beach-sand feature
-  Gym
-  Spa and sauna complex with changing rooms and locker space
-  Yoga room
-  Residents' lounge
-  Co-working space
-  Shared family room
-  On-site mini market



MASTERPLAN

The 88 Residences masterplan creates a clear sense of openness, privacy and cohesion across the development, resulting in a residential setting that feels well considered in both scale and experience.

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A CURATED COLLECTION

88 Residences offers a range of apartment types to suit different modern lifestyles and priorities. Ranging from studios and one-bedroom apartments to larger family homes, and luxury penthouses, each residence offers a balanced and comfortable living environment, designed with a focus on natural light and efficient planning, with a contemporary look and feel. Idea for full-time living, seasonal use or long-term rental, these homes are a flexible and attractive option for both homeowners and investors alike.

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APARTMENT TYPE 1

STUDIO

BLOCK G

Internal Area	40.9 sqm
Covered Veranda	17 sqm
Bedrooms	1
Bathrooms	1

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APARTMENT TYPE 2
1-BEDROOM
BLOCK C

Internal Area	50 sqm
Covered Veranda	13.8 sqm
Bedrooms	1
Bathrooms	1

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APARTMENT TYPE 3
2-BEDROOM
BLOCK E

Internal Area	83.7 sqm
Covered Veranda	14.9 sqm
Bedrooms	2
Bathrooms	2

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APARTMENT TYPE 4
3-BEDROOM
BLOCK C

Internal Area	101.4 sqm
Covered Veranda	24.8 sqm
Bedrooms	3
Bathrooms	2

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ROOF GARDEN

BLOCK G

Internal Area	48.5 sqm
Bathrooms	1

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THE FINISHING TOUCH

The interior finishes at 88 Residences have been chosen to reflect the project's premium contemporary character, with a distinct touch of luxury that feels elevated yet easy to live with. From flooring and kitchen surfaces to joinery and fittings, the overall effect is modern and design-led, with an emphasis on quality materials and a refined aesthetic throughout.



A NEW RESIDENTIAL VISION



TECHNICAL SPECIFICATIONS

Carefully selected materials and contemporary technical features support a high standard of living, reflecting a clear focus on performance and day-to-day practicality.

APARTMENTS

Apartment planning– 2-room apartments / 3-room apartments garden apartments / penthouses/
Windows– Aluminum frames with thermal and acoustic insulation, double glazing / Interior doors– Solid wood / high-quality Formica, shades to choose from / Entrance door– Designed security door with anti-burglary mechanism / Ceiling and space height up to 300cm / Decorative wall coverings– Exposed concrete walls smooth plaster / wallpaper / The 4th floor includes outdoor jacuzzi + high-quality stainless steel barbecue.

KITCHEN

Modern/classic style kitchen cabinets / Worktop – Caesarstone natural marble / Stainless steel/granite sink / Dishwasher preparation Electrical outlets for electrical appliances

BATHROOMS AND TOILETS

Luxury ceramics or marble Wall-hung toilets with concealed cisterns Glass shower or bathtub / High-quality bathroom cabinets

SMART SYSTEMS AND INFRASTRUCTURE

Air conditioning for each apartment.
Underfloor heating (in some apartments)
Smart electrical system – control lighting and air conditioning from your phone / Preparation for fiber optic internet / Central water filtration system

FLOORING

Porcelain granite with matte/glossy/parquet-like finish Natural wood parquet in bedrooms (option)

BALCONIES AND GARDENS

Balcony area per apartment
Modern glass/aluminum railings
Outdoor kitchen preparation/gas grill

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A SENSE OF OPENESS



STRONG INVESTMENT POTENTIAL

With competitive pricing, the option of fully furnished residences and strong rental potential, 88 Residences offers a well-positioned investment opportunity for buyers looking for long-term value in one of Larnaca's growing residential areas. For added reassurance, buyers benefit from structured payment terms and financing options of up to 60%, as well as legal guidance and management support for both local and international buyers.

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COMPREHENSIVE PROPERTY MANAGEMENT

88 Residences is supported by Seven Property Group, one of the leading property management companies in Cyprus, offering both communal building management and optional rental management services for individual residences. This ensures that both the shared areas and private properties are professionally maintained, while providing owners with a more straight forward ownership experience.

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MEET THE TEAM

Developed by SoragDoor, an established Israeli company with over 170 employees, in collaboration with Shuna Group, known for delivering a number of large-scale residential projects in Larnaca, the project is supported by a team with both international expertise and strong local presence.

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The Architect: Kaimakliotis

The architectural design of 88 Residences has been developed by Kaimakliotis Architects, one of Cyprus' most established and respected architectural practices. Known for a clear and contemporary approach, the studio brings together strong design principles with a practical understanding of residential living, ensuring that the development reflects both visual identity and long-term functionality. The result is an architectural language that feels modern and well-suited to its Mediterranean setting.

The Legal Support

Legal support is provided throughout the purchasing process by established law firms in both Cyprus and Israel, ensuring that each stage is handled with clarity and confidence. From documentation to registration, buyers are guided through the process with a structured and reliable approach, offering reassurance for both local and international clients.



THE TEAM BEHIND THE VISION



SoragDoor is one of Israel's leading and most established companies in the metal and aluminium industry, with over 170 employees. Specialising in metal constructions, security bars, doors, railings, and custom-designed solutions, the company combines experience, advanced technology, and high-quality materials to deliver durable and refined products. With a strong focus on design, safety, and tailored solutions, SoragDoor offers professional service, reliable delivery, and consistent quality, making it a trusted choice for both residential and commercial projects.

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THE TEAM BEHIND THE VISION



SHUNA GROUP is a company dedicated to real estate development and investment projects. With a strong background in real estate, the group has been actively involved in the identification, development, management, and trading of real estate assets, with a particular focus on Larnaca, Cyprus. Today, SHUNA GROUP has a portfolio of 8 residential projects in Larnaca, reflecting its ongoing growth, local expertise, and commitment to quality real estate projects.



GET IN TOUCH

Ready to live the resort lifestyle in Larnaca. Contact 88 Residences to learn more about our unique residential offering and investment opportunities today.

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8|8

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