

LUNA  
RESIDENCES







# RESIDENCES FOR LIFE IN UPSCALE COMMUNITY

Luna Residences is more than just a place to live; it is an invitation to embrace upscale community living across a thoughtfully designed constellation of residential stars.

Twelve buildings everywhere deliver 292 premium one, two and three bedroom apartments. While shared amenities and welcoming outdoor spaces, including swimming pools and roof gardens, further illuminate the holistic destination feel. Creating a stellar world within, where connections shine.





MORE THAN JUST  
A PLACE TO LIVE

# CYPRUS THE ULTIMATE LOCATION





## EUROPEAN GATEWAY ON THE COAST

Breathtaking coastal charm and pristine sandy beaches line the Mediterranean island of Cyprus. An EU safe haven of world class infrastructure, services and amenities, the destination delivers a superior-quality, holistic lifestyle offering like no other.

# LARNACA THE VIRTUOUS CITY

Presenting Larnaca, one of the oldest cities in Cyprus located on the south east coast. With almost 150,000 inhabitants across an area of 1,129 km<sup>2</sup> Larnaca become one of the safest place for families across Europe. With great history, home to main international airport, many blue flag beaches, and all year round tourist occupancy, this hidden paradise could definitely be a convenient business hub.

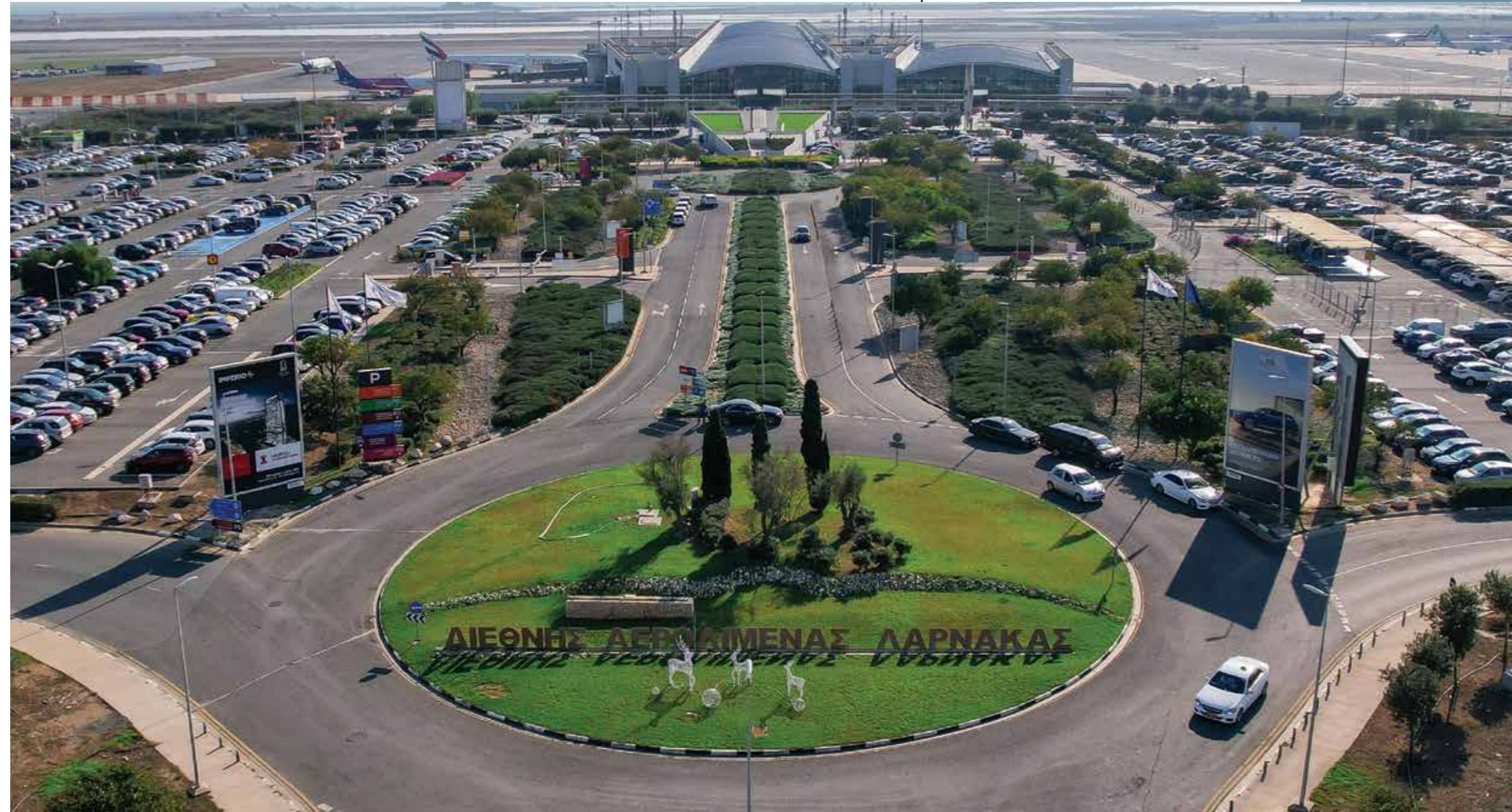






## SEIZE THE PROMISING INVESTMENT

Larnaca is fast emerging as an enticing destination for lucrative investment. Boasting a stunning coastal location; favourable tax, legal and regulatory frameworks and renowned educational and health institutions, the evolving city nurtures a high-quality, living and working environment for all.



## A WELL CONNECTED HUB OF ACCESSIBILITY

Luna Residences is conveniently close to Larnaca International Airport. As Cyprus' main aviation hub, with an annual capacity of 7.5 million passengers, this recently upgraded airport serves as a pivotal connection point for global and regional travel, linking the island to all major destinations through renowned international airlines.



## THE NEW LARNACA MASTERPLAN

Larnaca is home to Cyprus' largest infrastructure project. Transforming the cityscape and elevating the destination, the New Larnaca coastal revitalisation is marked by significant foreign investments. Such as the state-of-the-art port, luxury marina development and a 1.2 billion euro development. Set to significantly boost the local economy and attract viable sustainable development, the project also promises improved infrastructure and extensive regenerated natural environments.



## DISCOVER THE COASTAL CHARM OF LIVADIA

Situated in the city of Larnaca, Cyprus, Livadia stands out as the only district in the area where building right next to the sea is allowed. This unique and vibrant neighbourhood offers a blend of traditional Cypriot charm and modern amenities. But more than this, it is also located in one of the most dynamic and fast-changing parts of Larnaca, next to the landmark new Marina development. This upcoming New Larnaca marks the biggest transformation the city has ever seen. Fuelling the regeneration of Larnaca the major urban revitalisation project will comprise new commercial and lifestyle facilities, stunning seafront homes and large outdoor public spaces including a park, square and new beaches. This strategic positioning positions Livadia as an ideal destination for high-yield investment.



LEISURE AT YOUR  
DOORSTEP

## ENJOY LIFE AT LUNA

Creating a stellar world within, where connections shine, Luna Residences is the centre of a galaxy of endless opportunity. Where approachable luxury never compromises on affordability.



## THE MASTERPLAN

Discover the charm of Luna Residences – an invitation to enjoy upscale community living. Twelve apartment buildings, inviting communal spaces and exquisite homes come together in a masterplan designed with purpose. The combination of architectural precision and a friendly neighbourly spirit, creates a stellar blueprint for contemporary living at its finest.





## 1 BEDROOM APARTMENT

BLOCK B

4TH FLOOR

INTERNAL AREA

50.0 sqm

COVERED VERANDA

18.0 sqm

BEDROOMS

1

BATHROOMS

1

TOTAL SQM

68.0 sqm





## 2 BEDROOM APARTMENT

BLOCK B

4TH FLOOR

INTERNAL AREA

75.0 sqm

COVERED VERANDA

12.0 sqm

BEDROOMS

BATHROOMS

TOTAL SQM

87.0 sqm



## 3 BEDROOM APARTMENT

BLOCK B

5TH FLOOR

INTERNAL AREA	109.1 sqm
COVERED VERANDA	26.0 sqm
BEDROOMS	3
BATHROOMS	3
ROOF GARDEN	65.0 sqm
<b>TOTAL SQM</b>	<b>200.1 sqm</b>



LIVE IN STYLE



## FINISHED WITH DISTINCTION

Every facet of Luna Residences has been precisely crafted to meet the highest standards of quality, comfort and convenience. Characterised by sleek finishes throughout, the destination is outfitted with timeless style, top-tier specifications and cutting-edge systems and solutions. Setting a new standard for real estate in Larnaca. With a focus on technical innovation and ingenious design, complements. For an elevated living experience.



# LIFESTYLE ENHANCING FACILITIES

Inviting residents to embrace an active, productive and fulfilling lifestyle, Luna Residences delivers a thoughtfully curated range of facilities and amenities that further elevate the everyday living experience.

## First-Class Amenities

Residents enjoy exclusive access to a first-class spa with a sauna, secure lockers, and comfortable changing and sanitary rooms, as well as a state-of-the-art gym equipped with cutting edge technology.

## Serenity Spaces

Meditation and chilling rooms offer serene spaces to relax and unwind, complete with coffee areas and a fully equipped kitchen for absolute convenience.

## Poolside Elegance

All private and communal swimming pools are finished in reinforced concrete and clad in anti-slip ceramic, while outdoor sitting areas feature concrete cast benches and planters.

## Work in Comfort

A plush co-working space provides the ideal spot to work from home, featuring ergonomic desks, and integrated Wi-Fi infrastructure.









# TECHNICAL SPECIFICATIONS

## BUILDING STRUCTURE

- Luna Residences adheres to the latest European Standards, Seismic codes and regulations with Structural / Seismic analysis and Structural Design throughout.
- The buildings' structural system consists of reinforced concrete elements. The foundation system is a Slab Foundation with Encased Foundation Beams.
- Selection of concrete C30 / 37. All concretes are proved by laboratory tests (Testing hardened concrete/Compressive strength).

## BRICKWORK, WOODWORK AND WALL FINISHES

- External walls of 25 cm hollow thermally insulated clay bricks with thermal insulation system to meet Cyprus standards and regulations.
- Internal Walls of 10 cm clay bricks and/or gypsum boards plastered with spatula and painting.

- Bathrooms and WCs finished with quality ceramic tiles which can be chosen from our selected collection.
- Kitchens finished with timber melamine and fitted with worktops and splash backs industrial granite or techno granite or ceramic tiles.
- Main Apartment doors are security doors with Timber melamine finishes manufactured according to EU fire resistance standards and regulations.
- Interior doors are of a timber melamine finish.
- Wardrobes have a timber melamine finish with accessories included.

## FLOOR FINISHES

- External corridors fitted with quality anti-slip ceramic tiles.
- Internal corridors fitted with quality ceramic tiles.
- Staircases fitted with marble or granite floors.

- Piloti floor and parking areas are polished concretes or other materials with signage for each parking lot.
- High quality anti-slip decking used for the raised platforms sunbeds.
- Apartments finished with quality ceramic tiles inside and quality anti-slip ceramic tiles in the bathrooms, balconies/verandas and roof gardens.
- All internal ceramic tiles are from a selection of variety of samples (4 samples).
- Verandas' ceramic tiles will be chosen by the architect of the project.

## OTHER FINISHES

- Sills and thresholds made of finest marble for a refined and sophisticated finish.
- Common Swimming Pools have reinforced concrete structures, according to structural drawings, with cladding of quality anti-slip ceramic or other materials.

## SANITARY & PLUMBING

- All apartments and common areas are equipped with high quality sanitary fittings and accessories, as well as premium plumbing for optimal comfort and convenience.
- Plumbing installation of Pipe in pipe and pressure system.
- The project comprises essential accessories such as solar panels, water tanks and hot water boilers according to Cyprus standards and Regulations.
- Each roof top apartment will have a provision for private swimming pool.

## ELECTRICAL INSTALATION

- Electrical installation adheres to the regulations of the Electricity Authority of Cyprus (EAC).

## PARKING SPACES

- All apartments include a designated easy access parking space in private.

## COOLING & HEATING

- Provision installations for AC units in all areas as shown on the mechanical drawings. Air conditioning units can be purchased and installed only from the authorised supplier of the project.

## FACILITIES:

- Spa includes a sauna room, lockers personal items, as well as changing and sanitary rooms.
- The gym is fully equipped with high quality modern gym equipment, lockers for personal items, as well as changing and sanitary rooms.
- The co-working space creates a peaceful environment for study, reading and working, with coffee areas and quality furniture for personal space, as well as common and half-open-working areas, and separate reading and studying areas, outfitted with desks and chairs, sittings areas, Internet infrastructure, bookshelves,

and sanitary rooms for the convenience of the users.

- The meditation and chilling rooms offer a serene space complete with coffee areas and a kitchen.
- All the above Technical Specifications, chosen materials and designs in the projects are subject to the architects' decision and discretion.



## SCHEDULE OF AREAS BLOCK B

Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
1st	101	1	1	50,0	18,0	-	P52	68,0
1st	102	1	1	50,0	12,0	-	P51	62,0
1st	103	1	1	50,0	9,0	-	P50	59,0
1st	104	1	1	50,0	18,0	-	P49	68,0
1st	105	1	1	50,0	14,5	-	P48	64,5
1st	106	1	1	50,0	18,0	-	P47	68,0
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
2nd	201	1	1	50,0	18,5	-	P46	68,5
2nd	202	1	1	50,0	12,0	-	P45	62,0
2nd	203	1	1	50,0	9,0	-	P44	59,0
2nd	204	1	1	50,0	18,5	-	P43	68,5
2nd	205	1	1	50,0	14,5	-	P42	64,5
2nd	206	1	1	50,0	14,5	-	P41	64,5
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
3rd	301	1	1	50,0	18,5	-	P40	68,5
3rd	302	1	1	50,0	12,0	-	P39	62,0
3rd	303	1	1	50,0	9,0	-	P38	59,0
3rd	304	1	1	50,0	18,5	-	P37	68,5
3rd	305	1	1	55,0	14,0	-	P36	69,0
3rd	306	1	1	50,0	14,3	-	P35	64,3
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
4th	401	2	2	75,0	13,0	-	P34	88,0
4th	402	2	2	75,0	12,0	-	P33	87,0
4th	403	1	1	50,0	16,0	-	P32	66,0
4th	404	1	1	50,0	18,0	-	P31	68,0
4th	405	1	1	55,0	14,5	-	P30	69,5
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
5th	501	3	3	109,5	21,5	65,0	P29	196,0
5th	502	3	3	109,5	21,5	65,0	P28	196,0
5th	503	3	3	109,1	26,0	65,0	P27	200,1

## SCHEDULE OF AREAS BLOCK D

Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
1st	101	2	2	75,0	12,0	-	P98	87,0
1st	102	2	2	75,0	12,0	-	P97	87,0
1st	103	1	1	50,0	16,0	-	P96	66,0
1st	104	1	1	50,0	17,0	-	P95	67,0
1st	105	1	1	50,0	18,5	-	P94	68,5
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
2nd	201	2	2	75,0	12,0	-	P93	87,0
2nd	202	2	2	75,0	12,0	-	P92	87,0
2nd	203	1	1	50,0	16,0	-	P77	66,0
2nd	204	1	1	50,0	17,0	-	P78	67,0
2nd	205	1	1	50,0	18,5	-	P79	68,5
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
3rd	301	2	2	75,0	12,0	-	P80	87,0
3rd	302	2	2	75,0	12,0	-	P81	87,0
3rd	303	1	1	50,0	16,0	-	P82	66,0
3rd	304	1	1	50,0	17,0	-	P83	67,0
3rd	305	1	1	50,0	18,5	-	P84	68,5
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
4th	401	2	2	75,0	12,0	-	P85	87,0
4th	402	2	2	75,0	12,0	-	P86	87,0
4th	403	1	1	50,0	16,0	-	P87	66,0
4th	404	1	1	50,0	17,5	-	P88	67,5
4th	405	1	1	50,0	18,5	-	P89	68,5
Floor	Unit	Number of Bedrooms	Number of Bathrooms	Covered Internal Area (sqm)	Covered Veranda (sqm)	Roof garden (sqm)	Parking	Total Area (sqm)
5th	501	3	3	109,5	20,9	65,0	P90	195,4
5th	502	3	3	109,5	20,9	63,5	P91	193,9
5th	503	3	3	112,1	24,7	65,0	P92	201,8



# LUNA RESIDENCES

Luna Residences is a collaboration of two distinguished entities: Arad Luxenburg Investments Ltd. And Shuna Group.

The Group has two decades of operations in the development and construction of residential and commercial real estate projects. Over the past 20 years, the group has engaged in a wide range of residential and commercial projects. Combining a professional team, practical approach and innovative solutions, with responsible business practice and out of the box thinking.

The group has an extensive experience, robust financial capabilities and excellent interpersonal relations all play a significant role in the success of this contemporary development project.

Both Arad Luxenburg and Shuna Group are positioned as leading project developers in the market.







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