



“We work hard to build your dreams”

THE PROJECT

CENTRUM – SERAY 12 stands out as a new landmark development setting high standards for modern-day living in Larnaca. Developed by SERAY LTD, the design of the building is enhanced by the use of premium-grade materials which highlight detail and provide a contemporary architecture. This unique four-storey development boasts eight apartments. The first three storeys have two 2-bedroom apartments per floor. The fourth floor consists of two 2-bedroom apartments with thoughtfully designed, light-filled interiors, in addition to their rooftop garden offering a lovely view of the Salt Lake. Connected to the apartments through private exterior stairs, both roof gardens also feature built-in BBQ and sink. Each apartment has its own storage room and an allocated parking space. The Class A Energy Certificate ensures low energy consumption and reduced expenses.

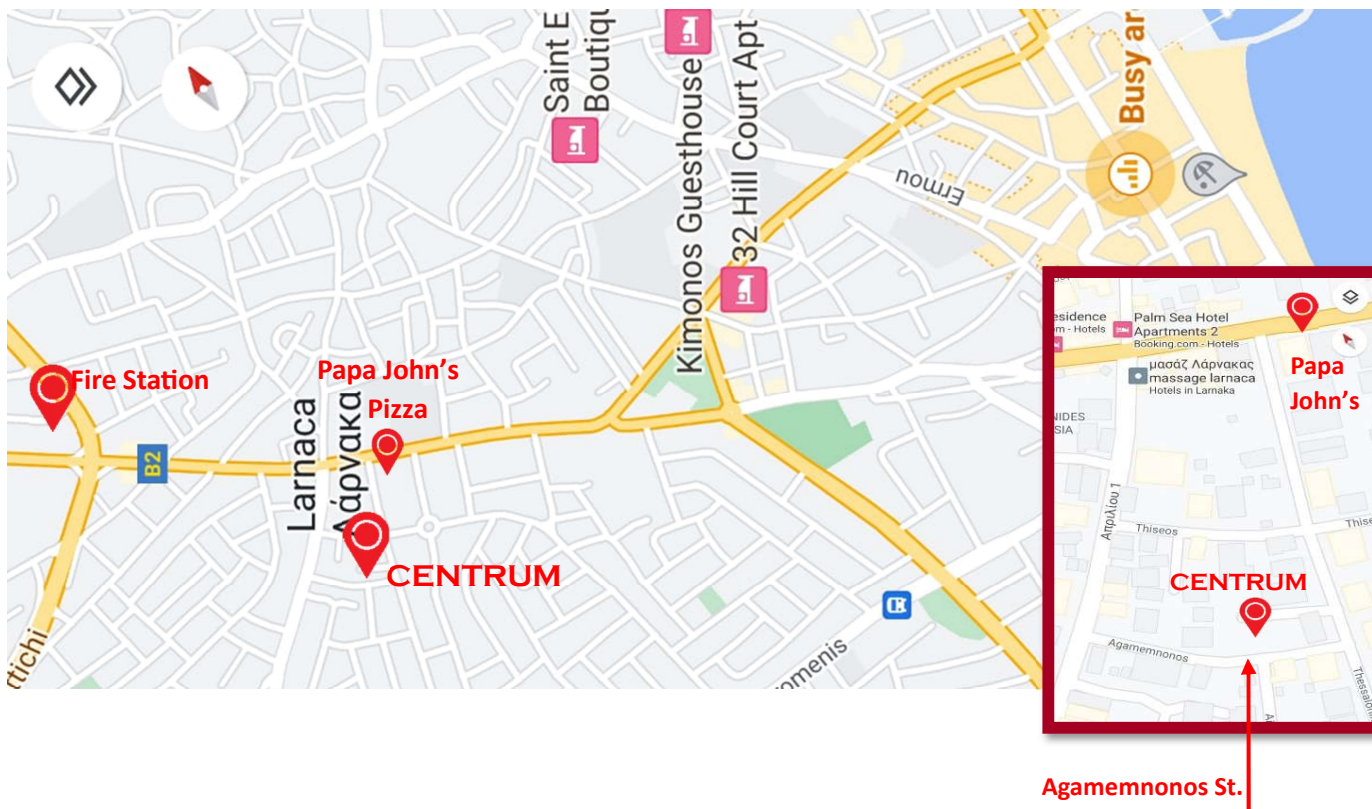


- Sophisticated functional layout

- State of the art materials

THE LOCATION

CENTRUM – SERAY 12 is situated in the heart of Larnaca City in an upscale residential area known as Drosia. The building is equidistant from Finikoudes, the Salt Lake, the Metropolis Mall and the New Hospital. It is ideally positioned in walking distance to a plethora of amenities such as supermarkets, schools, shops, cafes and medical facilities. The location of the building has been carefully selected to enable its residents to enjoy the serenity of the neighborhood and yet feel the city's vibe in a blink of an eye.



- Residential area
- All amenities within easy reach

Ground Floor Plan



The Lobby



First Floor Plan



FLAT 101

2 BEDROOMS
 2 BATHROOMS
 79 sqm INTERIOR
 23 sqm COVERED VERANDA
 9 sqm COMMON AREA
 2.5 sqm STORAGE AREA
 12 sqm PARKING AREA
TOTAL AREA 125.5 sqm

FLAT 102

2 BEDROOMS
 2 BATHROOMS
 79 sqm INTERIOR
 23 sqm COVERED VERANDA
 9 sqm COMMON AREA
 3 sqm STORAGE AREA
 12 sqm PARKING AREA
TOTAL AREA 126 sqm



Second Floor Plan



FLAT 201

- 2 BEDROOMS
- 2 BATHROOMS
- 79 sqm INTERIOR
- 20 sqm COVERED VERANDA
- 9 sqm COMMON AREA
- 2.6 sqm STORAGE AREA
- 12 sqm PARKING AREA
- TOTAL AREA 122.6 sqm**

FLAT 202

- 2 BEDROOMS
- 2 BATHROOMS
- 79 sqm INTERIOR
- 20 sqm COVERED VERANDA
- 9 sqm COMMON AREA
- 2.6 sqm STORAGE AREA
- 12 sqm PARKING AREA
- TOTAL AREA 122.6 sqm**



Third Floor Plan

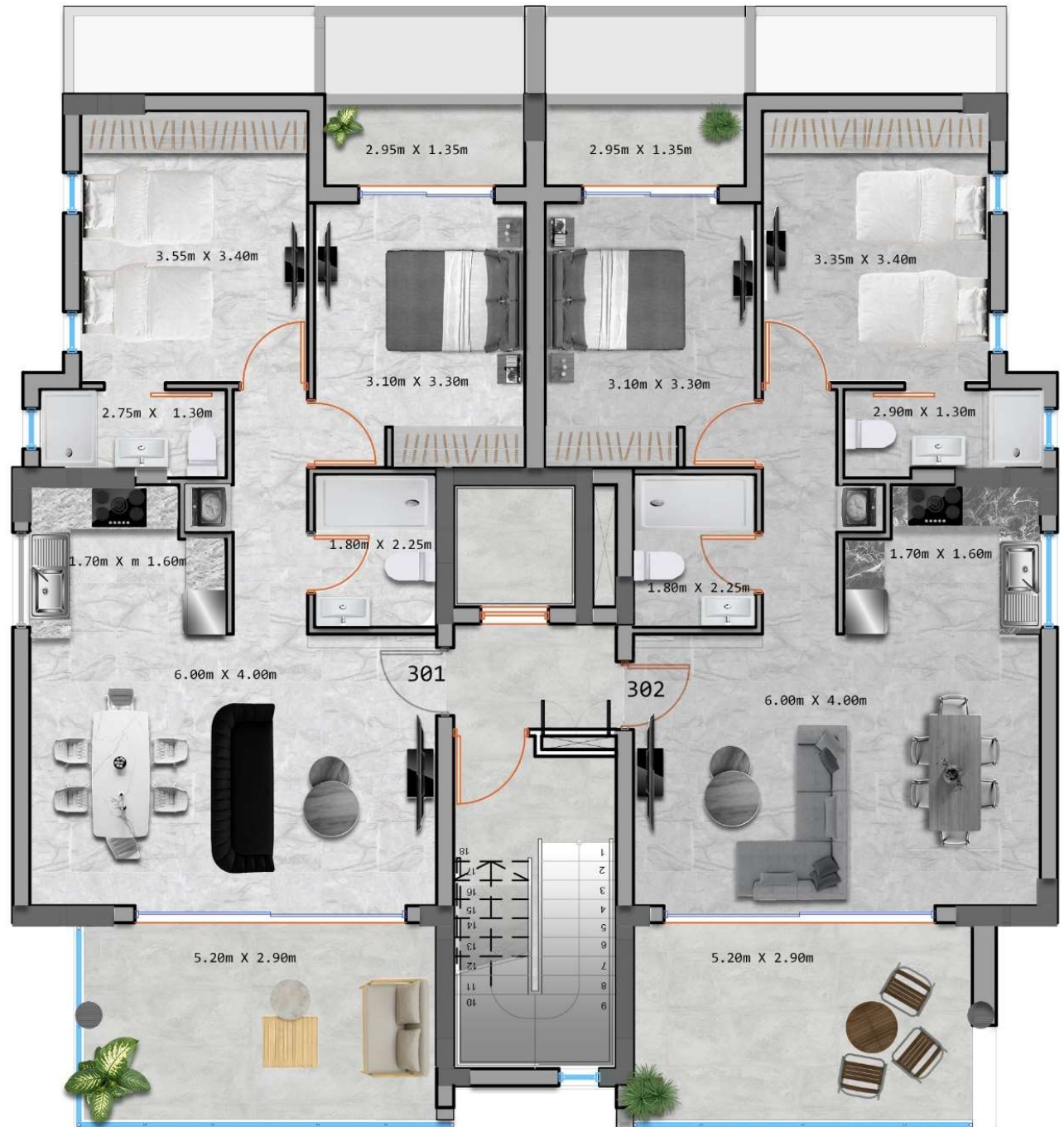


FLAT 301

2 BEDROOMS
 2 BATHROOMS
 79 sqm INTERIOR
 20 sqm COVERED VERANDA
 9 sqm COMMON AREA
 2.6 sqm STORAGE AREA
 12 sqm PARKING AREA
TOTAL AREA 122.6 sqm

FLAT 302

2 BEDROOMS
 2 BATHROOMS
 79 sqm INTERIOR
 20 sqm COVERED VERANDA
 9 sqm COMMON AREA
 2.6 sqm STORAGE AREA
 12 sqm PARKING AREA
TOTAL AREA 122.6 sqm



Fourth Floor Plan



FLAT 401

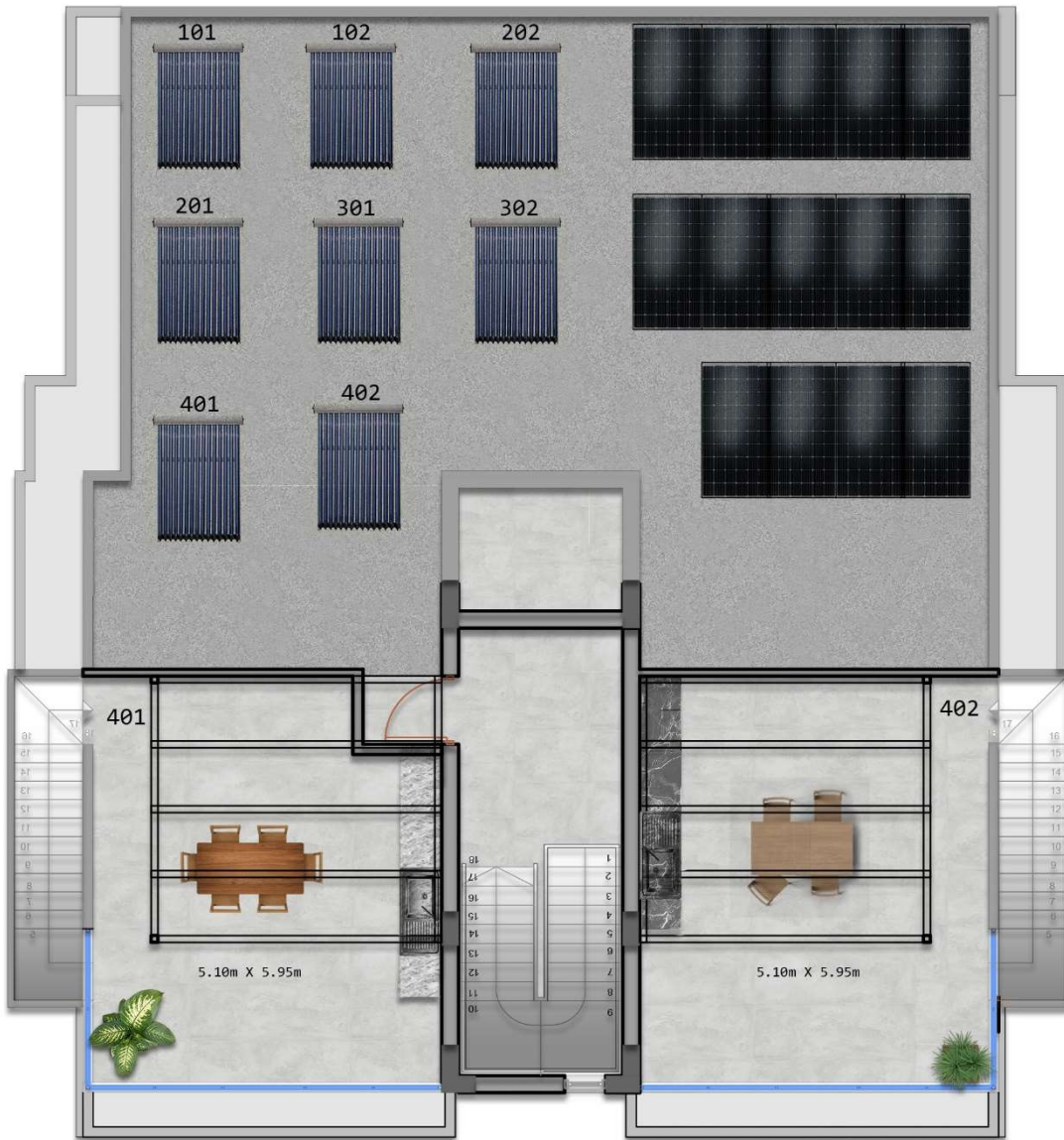
2 BEDROOMS
 2 BATHROOMS
 79 sqm INTERIOR
 16 sqm COVERED VERANDA
 9 sqm COMMON AREA
 31 sqm ROOF GARDEN
 3 sqm STORAGE AREA
 12 sqm PARKING AREA
TOTAL AREA 150 sqm

FLAT 402

2 BEDROOMS
 2 BATHROOMS
 82 sqm INTERIOR
 16 sqm COVERED VERANDA
 9 sqm COMMON AREA
 32 sqm ROOF GARDEN
 4.5 sqm STORAGE AREA
 12 sqm PARKING AREA
TOTAL AREA 155.5 sqm



Roof Garden Plan



Top View



Salt Lake View





- Great Locations



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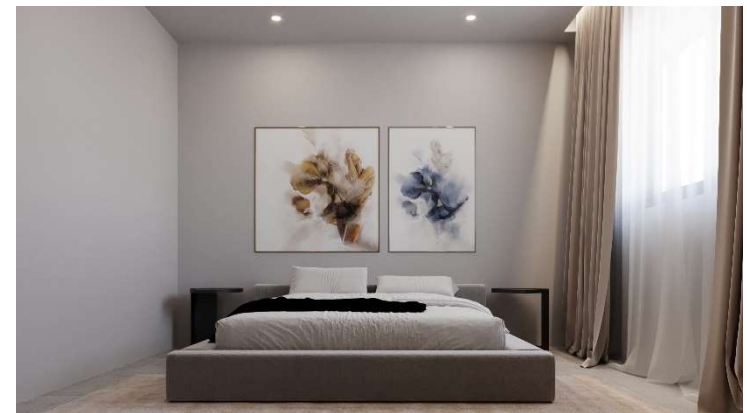


- Quality Workmanship





- Innovative Design



- Value for Money



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