



*“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.



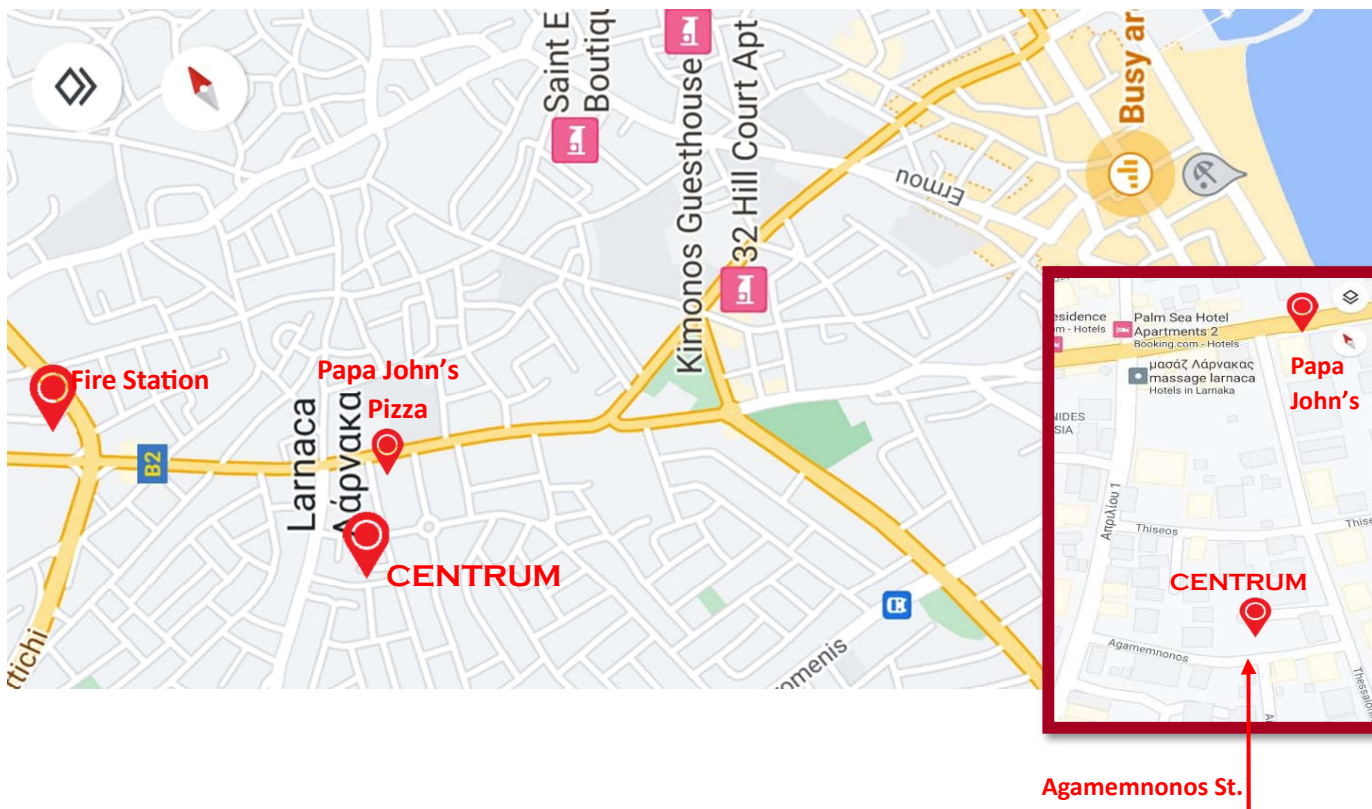
- Sophisticated functional layout

- 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

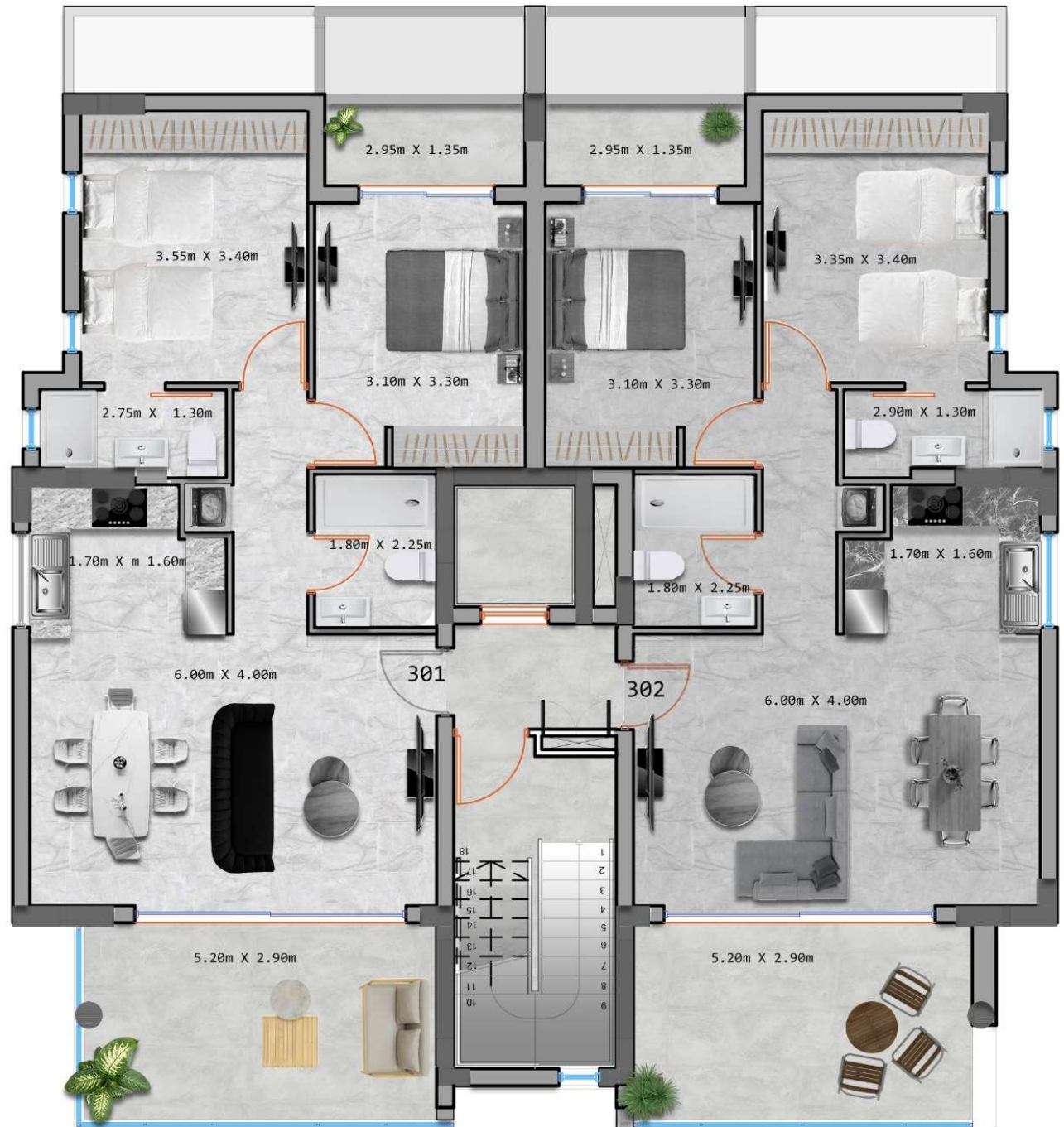


## FLAT 301

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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Constantinou Paleologou No 6, Alexandrou Court 2, Larnaca, Cyprus.

Mobile: + 357 96 35 35 36 / + 961 3 251 800

[info@seraydevelopments.com](mailto:info@seraydevelopments.com) / [www.seraydevelopments.com](http://www.seraydevelopments.com)