

AURORA HILLS RESIDENCES

A Harmonious Blend of Comfort Simplicity and Luxury



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BUILDING FAMILY DREAMS





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PROJECT DESCRIPTION

Aurora Hills Residences comprises eighteen spacious one, two, and three-bedroom apartments within a secure, gated complex consisting of two blocks, North and South. Each apartment is equipped with a photovoltaic system, ensuring energy efficiency and sustainability. The complex boasts landscaped gardens, an outdoor playground, and a modern indoor gym. At the heart of this project is the creation of family homes that embody a harmonious blend of comfort, simplicity, and luxury - in essence, building the dreams of families. Aurora Hills Residences stands out as an ideal choice for both first-time homeowners and investors, thanks to its thoughtful specifications, alluring features, and prime location.



FEATURES:

COMPLEX FEATURES:

- Individual photovoltaic solar panel systems for each apartment
- Energy Efficiency Grade A
- Gated complex with secure parking
- Security-enhanced entrance doors
- Children's playground
- State-of-the-art gym
- Beautifully landscaped gardens
- Provisions for electric car chargers
- Solar water heating systems
- Pressurized water system
- Individual storage rooms for each apartment
- Indoor bicycle parking facility

APARTMENT FEATURES:

- Provisions for air-conditioning systems
- Provisions for heating systems
- En-suite bedrooms in all apartments (except for one-bedroom options)
- Dedicated laundry area in each apartment
- Spacious verandas, designed with privacy in mind
- Double glazed windows for enhanced insulation
- High-quality thermal insulation system
- Custom-fitted kitchens and wardrobes
- High-quality finishes throughout



AURORA APARTMENTS UNIQUE FEATURES:

LARGE LIVING ROOM
& KITCHEN AREA

EN-SUITE BATHROOMS IN ALL
APARTMENTS

DEDICATED LAUNDRY AREA
IN EACH APARTMENT

SPACIOUS VERANDAS,
DESIGNED WITH PRIVACY IN MIND

INDIVIDUAL PHOTOVOLTAIC SOLAR
PANEL SYSTEMS FOR EACH APARTMENT





AURORA NORTH

Unit	Bedrooms	Bathrooms <small>(note: all apartments have ensuite bedrooms plus a guest wc except the 1 bedroom apartments)</small>	Internal area (m2)	Covered Verandas (m2)	Total covered area (m2)	Photovoltaic System	Storage	Parking
101	3	3+1	105	27	132	YES	YES	YES
102	2	2+1	84	20	104	YES	YES	YES
103	1	1	56	14	70	YES	YES	YES
201	3	3+1	105	27	132	YES	YES	YES
202	2	2+1	84	20	104	YES	YES	YES
203	1	1	56	14	70	YES	YES	YES
301	3	3+1	105	27	132	YES	YES	YES
302	2	2+1	84	20	104	YES	YES	YES
303	1	1	56	14	70	YES	YES	YES

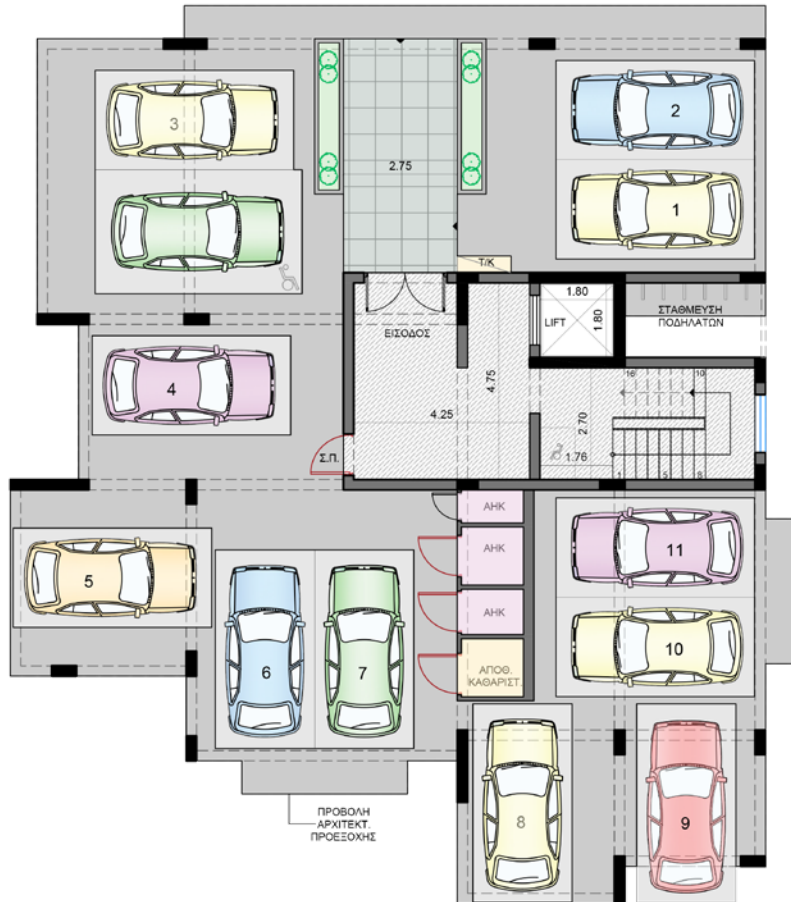
AURORA SOUTH

Unit	Bedrooms	Bathrooms (note: all apartments have ensuite bedrooms plus a guest wc except the 1 bedroom apartments)	Internal area (m2)	Covered Verandas (m2)	Total covered area (m2)	Photovoltaic System	Storage	Parking
101	2	2+1	88	24	112	YES	YES	YES
102	2	2+1	82	19	101	YES	YES	YES
103	1	1	56	14	70	YES	YES	YES
201	2	2+1	88	24	112	YES	YES	YES
202	2	2+1	82	19	101	YES	YES	YES
203	1	1	56	14	70	YES	YES	YES
301	2	2+1	88	24	112	YES	YES	YES
302	2	2+1	82	19	101	YES	YES	YES
303	1	1	56	14	70	YES	YES	YES

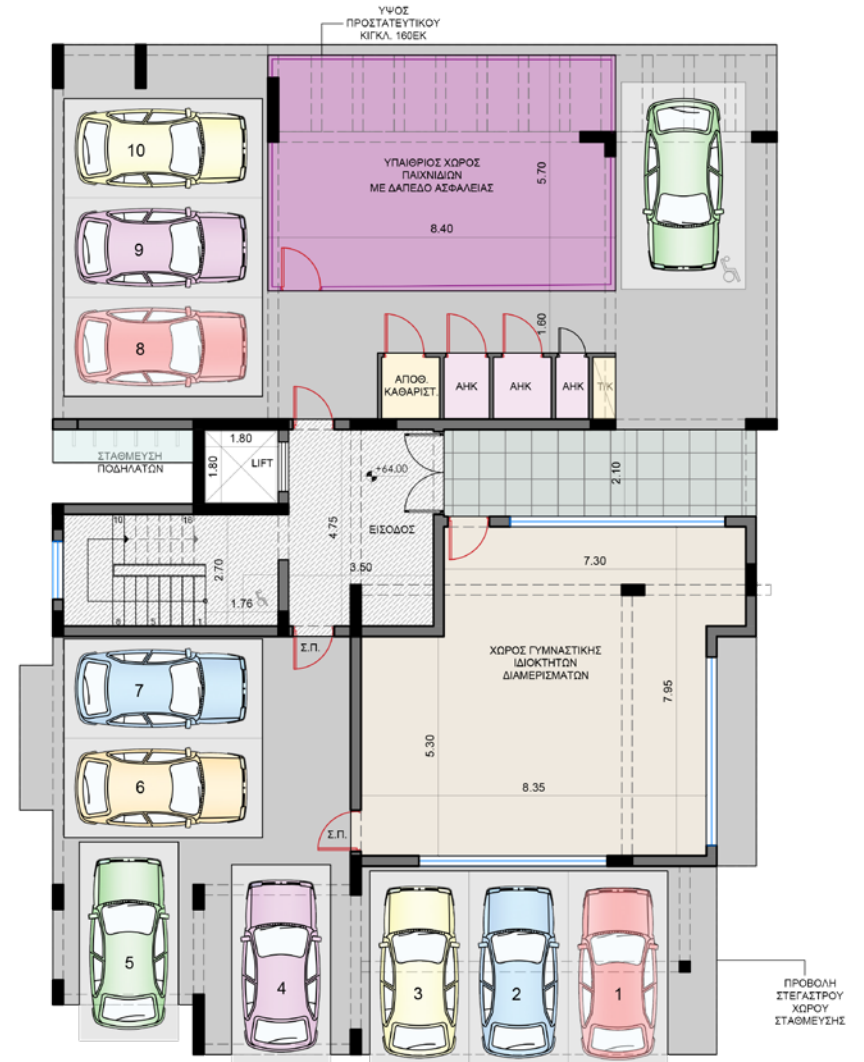


AURORA WHOLE PLOT PLANS

AURORA SOUTH GROUND FLOOR PLAN



AURORA NORTH GROUND FLOOR PLAN



AURORA SOUTH FIRST FLOOR PLAN



AURORA NORTH FIRST FLOOR PLAN



AURORA SOUTH SECOND FLOOR PLAN



AURORA NORTH SECOND FLOOR PLAN



AURORA SOUTH THIRD FLOOR PLAN



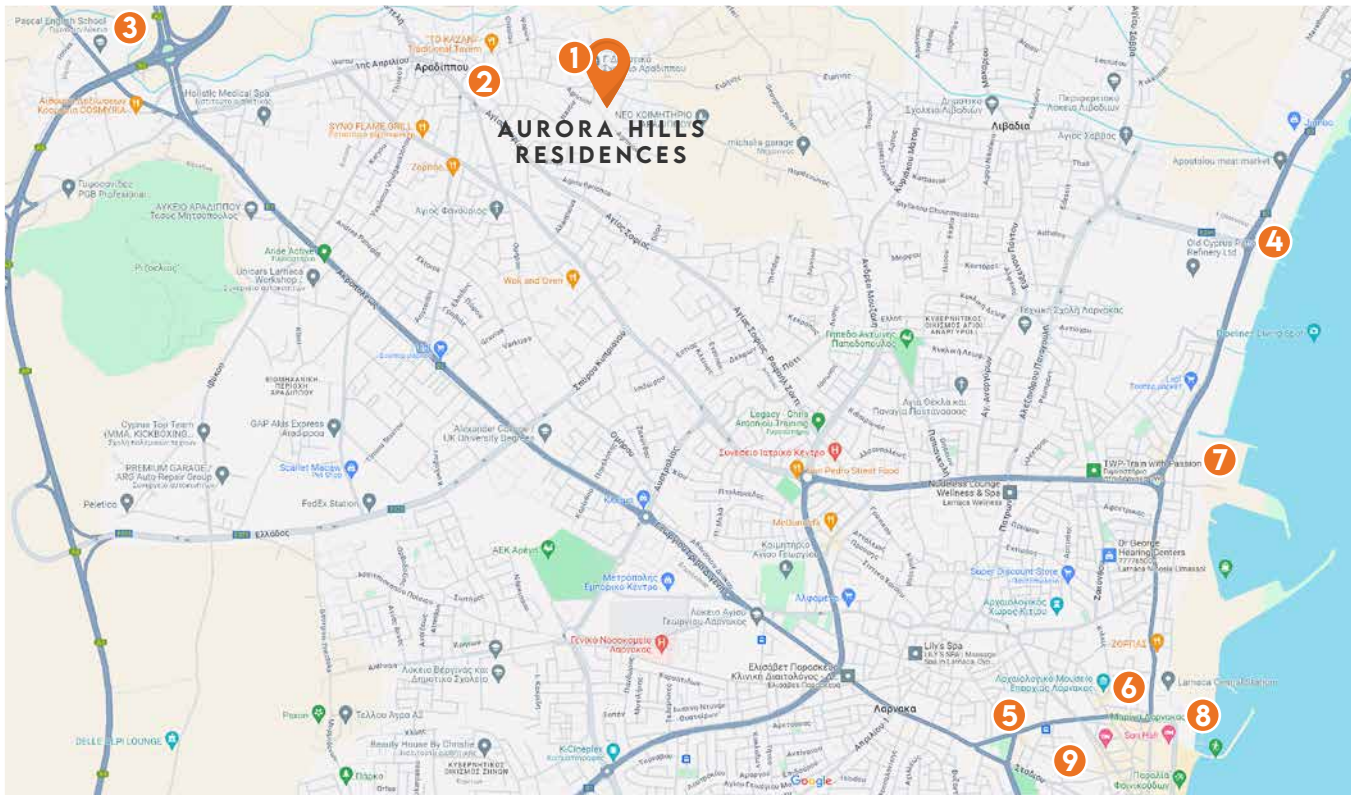
AURORA NORTH THIRD FLOOR PLAN



PROJECT AREA AND LOCATION

Nestled in the Aradippou area, Aurora Hills Residence is merely a 5-minute drive from the bustling heart of Larnaca city center and a 10-minute journey to the picturesque seafront.

The project is conveniently located in a residential area, in close proximity to both elementary and high schools. Daily necessities such as supermarkets and pharmacies are within walking distance, adding to the convenience of living at Aurora Hills.



DISTANCES

- 1 Aradippou Elementary School - 160m
- 2 Nearest Supermarket - 700m
- 3 Pascal English School - 3.5km
- 4 American University of Cyprus - 4.6km
- 5 American Academy Larnaca - 5.1km
- 6 MED-High Private English School - 5.3km
- 7 Larnaka Port - 5.5km
- 8 Larnaka Marina - 5.8km
- 9 Larnakas City Center - 6.2km

ABOUT CENTOTA

Centota Holdings Ltd operates in the construction and development sector in the Larnaca district. Our team is enriched with years of profound experience in the construction industry.

At Centota, we do more than just build properties; we stand alongside our clients, offering a comprehensive range of property-related services from the design and construction phases to the final touches, after-sales services, and property management.

Our unique service package caters to those seeking their dream family home, as well as investors looking for opportunities for Permanent Residency, strong growth returns, and positive cash-flow income.





CONTACT DETAILS

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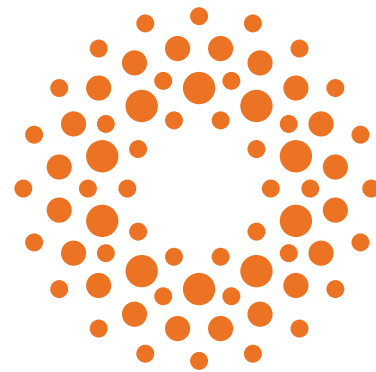
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