



APHRODITE HOUSE



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Aphrodite House

Thirty-three apartments in the centre of Larnaca, arranged around a landscaped courtyard and pool.

Aphrodite House's architecture is defined by its organic curved forms, integrated greenery running through the facades, and a building silhouette that stands apart from anything else in the city. The building also includes underground and ground floor parking, gated access, professional on-site management and a commercial ground floor that keeps the residential levels entirely private.

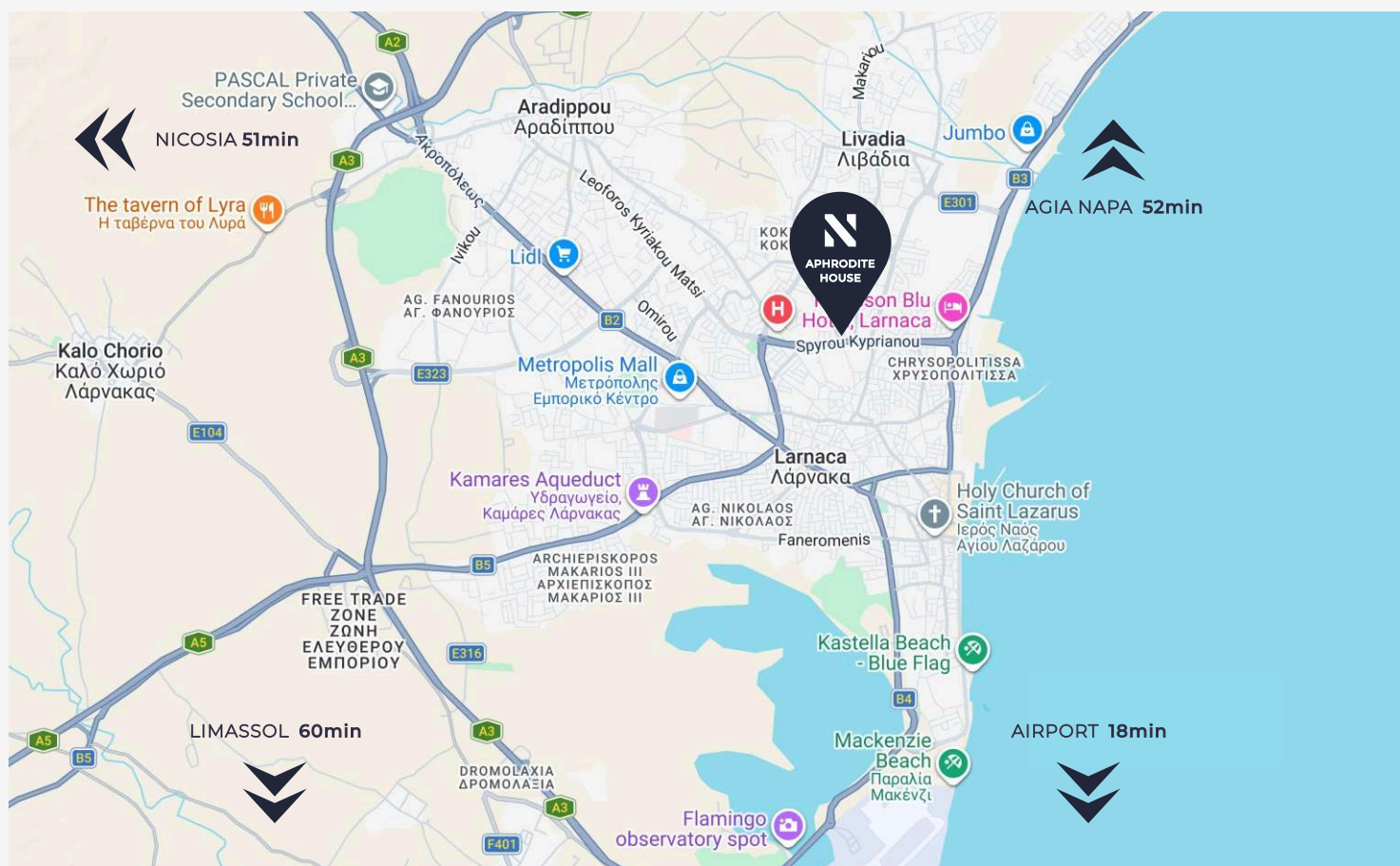
Larnaca is undergoing significant infrastructure investment: a new port, marina expansion, new hotels and business centres. Aphrodite House is positioned in the coastal district, within walking distance of the seafront promenade, the marina, and the historic centre.

Under construction. **Completion 2027.**

Key facts

- Generous verandas throughout
- Landscaped courtyard with communal pool
- Underground and ground parking with EV charging provision
- Gated access, CCTV, and professional on-site management
- Commercial ground floor, separate from the residential levels

Location



Larnaca

Aphrodite House sits in the coastal district of Larnaca, in the middle of a city that is being reshaped by large-scale infrastructure investment. A new port and marina, road improvements, new hotels, business centres and medical facilities are changing the profile of the city and attracting sustained demand from both residents and investors.

The building is a seven-minute drive from the beach and the Finikoudes seafront promenade. The marina is four minutes away. Larnaca airport, the island's main international gateway, is eighteen minutes away. Within the immediate neighbourhood, schools, supermarkets, restaurants and medical clinics are all established and accessible.

Nearby is the historic centre with St Lazarus Church, galleries, traditional streets and waterfront tavernas. Finikoudes promenade is one of the most recognised seafront walks on the island, lined with palm trees, cafes and cultural venues.

Larnaca offers a quieter, more affordable setting with strong upside, as major infrastructure investment continues and property prices still leave room for future value growth.



Finikoudes Promenade, **7 min**
Larnaca Marina, **4 min**
Larnaca Airport, **18 min**
English School, **6 min**

Metropolis Mall, **8 min**
Nicosia, **51 min**
Limassol, **60 min**
Agia Napa, **52 min**

The Building

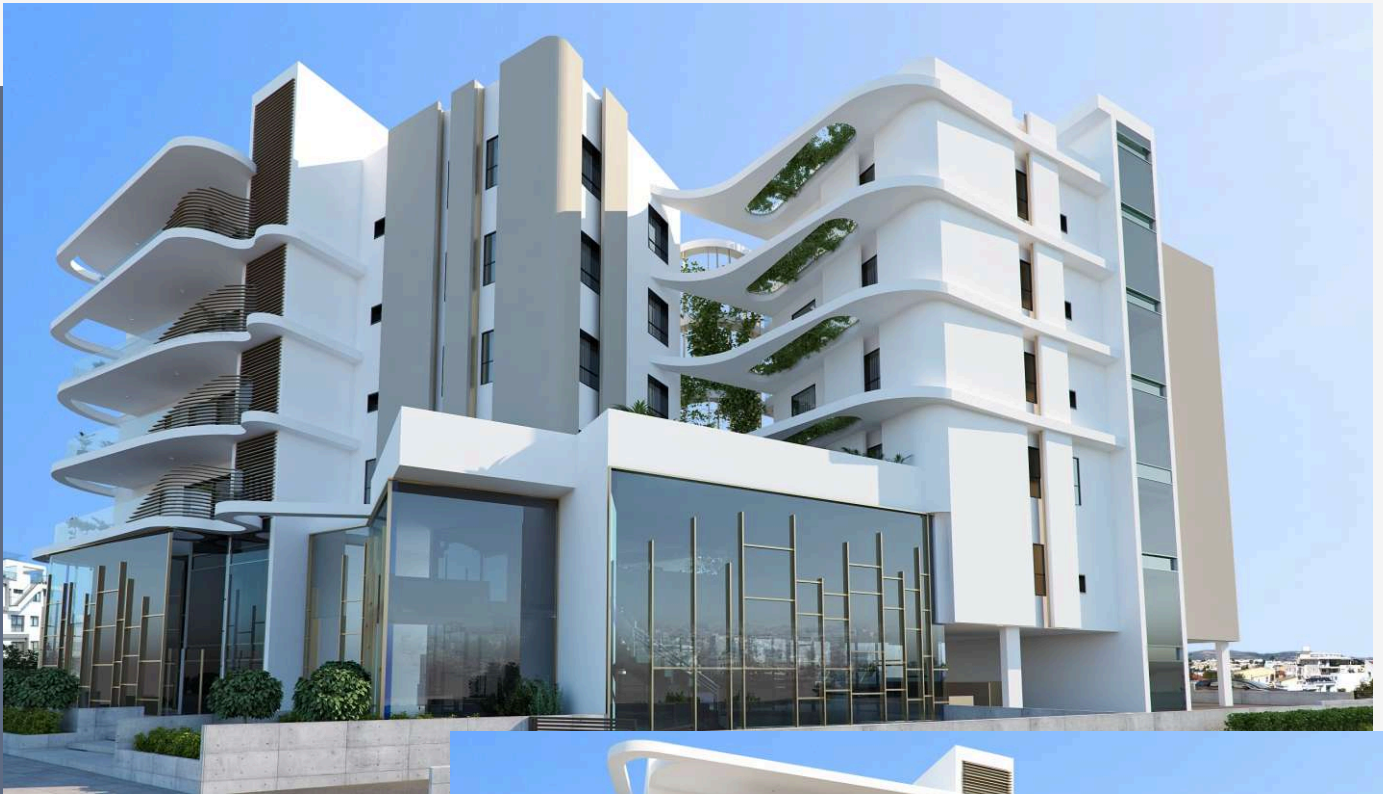
The form of Aphrodite House is its defining characteristic. Curved balconies wrapped in glass and planting follow an organic geometry that gives each floor a distinct profile while maintaining a unified rhythm across the facade.

The result is a building with genuine architectural identity in a city where most new construction follows a standard rectangular format. The flowing lines and layered terraces create depth and movement on the street, while the interplay of glass and vegetation gives the building a character that will strengthen as the planting matures.

At the centre of the complex, shielded from the street, a landscaped courtyard wraps around the communal pool. This is the private heart of the building: a shared outdoor space designed for daily use, as an extension of the living area for every apartment that overlooks it.

The commercial ground floor is architecturally integrated but operationally separate from the residential levels. Residents enter through a dedicated gated access, and the commercial activity at street level adds convenience without compromising privacy.





COMMERCIAL GROUND FLOOR
UNDERGROUND PARKING
SWIMMING POOL

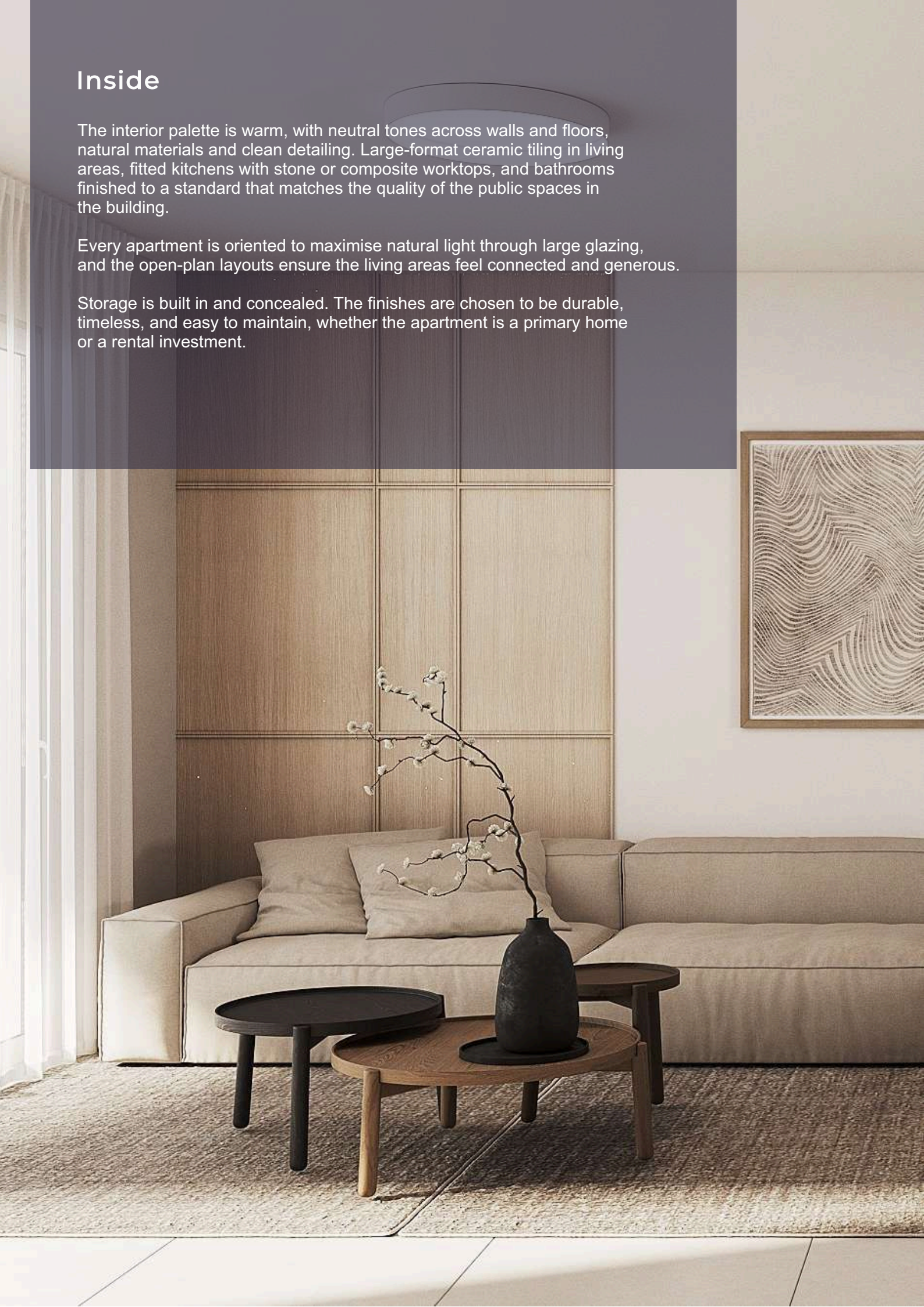


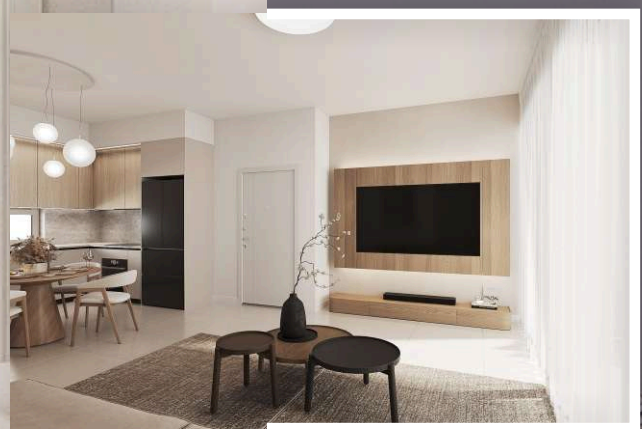
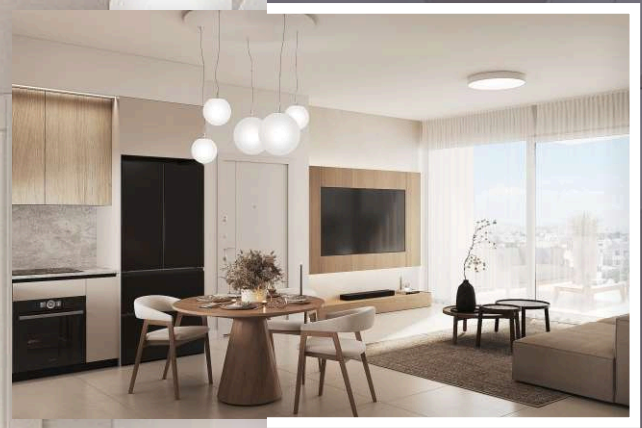
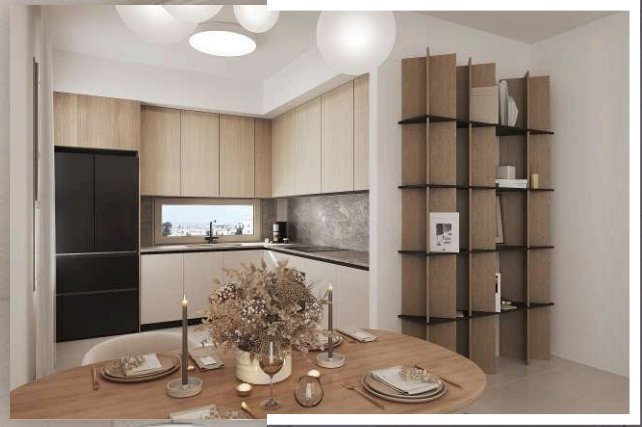
Inside

The interior palette is warm, with neutral tones across walls and floors, natural materials and clean detailing. Large-format ceramic tiling in living areas, fitted kitchens with stone or composite worktops, and bathrooms finished to a standard that matches the quality of the public spaces in the building.

Every apartment is oriented to maximise natural light through large glazing, and the open-plan layouts ensure the living areas feel connected and generous.

Storage is built in and concealed. The finishes are chosen to be durable, timeless, and easy to maintain, whether the apartment is a primary home or a rental investment.





1 BED APT





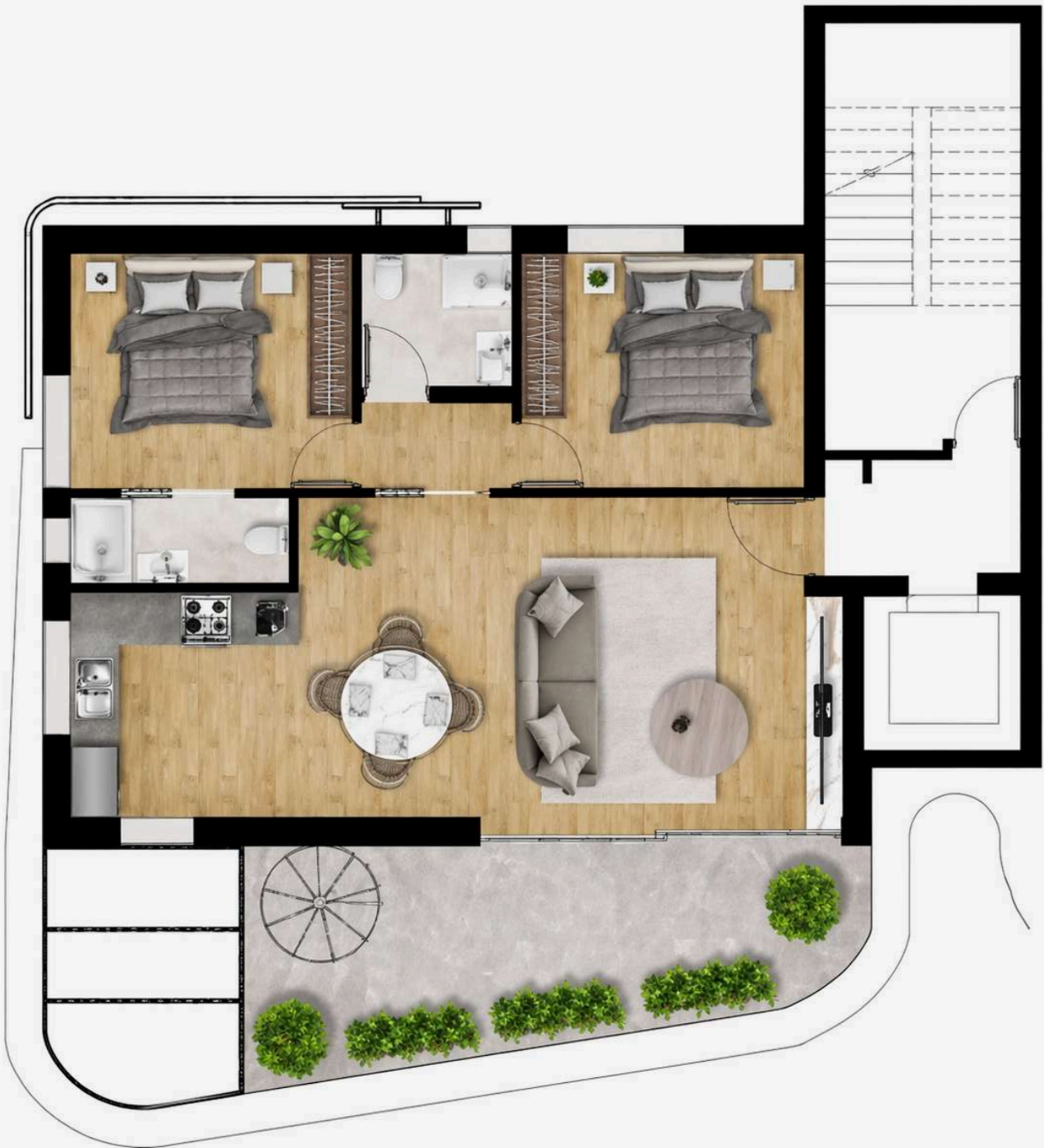
► One Bedroom Apartments

5 units | approximately 50 m² covered area | 20 m² veranda

A compact open-plan layout with the same finish quality as the two-bedroom units. One bedroom, one bathroom, open kitchen and living area with panoramic glazing and a 20 m² veranda.

Suited to owner-occupiers looking for a manageable urban base, or to investors targeting the rental market where smaller, well-finished units command strong occupancy rates in Larnaca.

2 BED APT





► Two Bedroom Apartments

28 units | approximately 80 m² covered area | verandas from 20 to 30 m²

An open-plan living room and kitchen flow through large glazing onto a generous veranda that functions as a genuine second living space for most of the year. Two separate bedrooms, each with built-in wardrobes. A main bathroom and a guest WC. The kitchen is fully fitted with integrated appliances, and the living areas are finished in large-format tiling with smart lighting zones throughout.

The layout is designed to feel substantially larger than its footprint. The open plan, the ceiling height and the veranda extension create a sense of space that is unusual at this size in Larnaca. The curved facade means that many units have wider-than-standard frontages, allowing more natural light and a broader outlook than a conventional rectangular plan would permit.

ROOF GARDEN APTS





➤ Roof Garden Apartments

6 units | 100 m² covered area | private rooftop terraces from 20 to 30 m²

The same internal layout as the standard two-bedroom apartment, with the addition of direct access to a private rooftop terrace with open views across the Larnaca skyline. These are the top-floor residences, and the terraces are designed as outdoor rooms: space for dining, lounging and entertaining in a setting that feels completely removed from the street below.

Premium finishes throughout, panoramic glazing and the privacy of a position that has no neighbours above. The terrace receives sun from morning through to evening and catches the sea breeze that comes off the coast in the afternoon.

Specifications

STRUCTURE

Seismic-resistant reinforced concrete, designed to Eurocode standards.
Concrete strength class C35/45. Reinforcement steel B500C grade.
Structural steel elements S275 grade.

WALLS

External walls and inter-apartment dividing walls: 250mm solid insulated blockwork, compliant with European energy performance directive 2002/91/EC.
Internal partitions: 100mm blockwork.

FLOOR FINISHES

Entrance lobbies: natural marble

Living areas, dining rooms, kitchens and bathrooms: 900x900mm ceramic tiles by CRISTACER (Spain) or equivalent

Terraces: 900x900mm anti-slip ceramic tiles by CRISTACER (Spain) or equivalent

Bedrooms: high-quality laminate wood flooring

EXTERNAL WALL FINISHES

Knauf External Thermal Insulation Composite System (ETICS) with Graffiato decorative finish. Extruded gypsum board cladding panels and aluminium cladding elements as indicated in the architectural drawings.

INTERNAL WALL FINISHES

All internal walls finished with two coats of plaster and three coats of high-quality emulsion paint. Bathrooms fully tiled to ceiling height in CRISTACER ceramic tiles or equivalent.

CEILINGS

Suspended gypsum board throughout, concealing services and finished with three coats of emulsion paint. Moisture-resistant gypsum board in bathrooms.

DOORS AND WINDOWS

Apartment entrance: fire-rated door with multi-point security locking

Internal doors: timber, complete with frames and architraves

Balcony doors: thermally broken aluminium sliding systems with double low-emissivity glazing

Windows: thermally insulated aluminium frames with double glazing

KITCHEN

Cabinetry in 18mm moisture-resistant engineered wood panels of Italian or European manufacture. Granite worktops and matching granite backsplashes. Stainless steel sink.

WARDROBES

Built-in bedroom wardrobes of Italian or European manufacture with high-quality melamine finish.

SANITARY WARE

Grohe wall-mounted WCs with concealed cisterns
Grohe flush valves, faucets and shower mixers
High-quality imported white sanitaryware throughout
Glass shower partitions

WATER SYSTEMS

Hot and cold-water supply in high-quality PVC
Pressurised system with roof water tank and drinkable water provision
Solar thermal panels: 150-litre hot water cylinder (two-bedroom units), 90-litre cylinder (one-bedroom units) Supplementary electric heating element and hot water return pump

ELECTRICAL

HikVision video entry phone at main entrance
Television, telephone and data outlets in all living areas and bedrooms
Socket outlets throughout
Ceiling-mounted spotlights per electrical design
Structured cabling Cat6 / Wi-Fi throughout

AIR CONDITIONING, HEATING AND VENTILATION

Midea split-unit air conditioning: 24,000 BTU in living areas, 12,000 BTU in bedrooms
Underfloor heating provision in all rooms; heat pump by Midea or equivalent (see Additional at Buyer's Cost)
Heat Recovery Ventilation (HRV) system by Blauberg or equivalent
Mechanical ventilation in all bathrooms by Blauberg or equivalent

ENERGY PERFORMANCE

Building designed to achieve Energy Class A rating. Photovoltaic system installed on rooftop, reducing electricity consumption for common areas.

LIFTS

Three high-performance lifts providing access to all floors.



The Building Provides

Communal swimming pool set within a landscaped courtyard, designed as a private outdoor space for residents. Pool area includes lounging space and is shielded from the street by the building itself.

Underground parking with provision for electric vehicle charging. Secure, covered, and accessed directly from within the building.

Gated residential access separate from the commercial ground floor. Security systems including CCTV coverage of common areas and controlled entry.

Professional property management on site, covering maintenance of common areas, pool upkeep, landscaping, security coordination and building administration.

Lift access to all residential floors.

Commercial ground floor with retail and service spaces, adding daily convenience without impacting the privacy of the residential levels.

Novel Smart Care

Novel Smart Care is an annual property management subscription available to all owners at Aphrodite House. It covers scheduled maintenance, utility management, upkeep of common areas, rental coordination and a 24/7 service line.

Three service levels are available. The right level depends on how you use your apartment: whether you live here full-time, spend part of the year, or hold the property purely as an investment. In every case, the building and your apartment within it are maintained to a consistent standard without requiring your active involvement.

Details of each service level are available on request.

The Investment Case

Larnaca's infrastructure is being upgraded at scale, with a new port, marina expansion, new hotel developments and improved road connections reshaping the commercial and residential landscape. Property prices in Larnaca remain meaningfully below Limassol and Paphos, but demand is growing steadily as the city's profile rises.

Novel Development offers a guaranteed rental income programme for buyers who want immediate returns without the operational involvement. The programme delivers a fixed net income of 5% per year on the property value, guaranteed for two years from key handover. Tenant selection, contracts, maintenance and reporting are handled entirely by Novel. For buyers who want to know what their return looks like before they move in, the number is on the table.



Cyprus Residency

An investment of €300,000 or more in new property qualifies the buyer and their family for permanent residency in Cyprus under the current programme. There is no requirement to reside permanently. A visit every two years is sufficient to maintain status and the process takes approximately two to three months.

This grants access to the EU, a transparent tax system, modern infrastructure and an English-speaking business environment. For families, it opens a pathway to EU education. For business owners and remote professionals, it provides a stable European base.

Legal counsel should be engaged to confirm eligibility and current programme requirements, as terms may be updated by the government.



➤ Buyer Protections and Purchase Process

Aphrodite House is sold off-plan with safeguards in place under Cyprus property law.

Title and Ownership

All apartments are sold freehold with individual title deeds. The title deed is issued by the District Land Registry within three years of completion and handover of the apartment.

Deposit Security

Upon payment of the first instalment, the Sale and Purchase Agreement is submitted and registered at the Land Registry. This registration protects the buyer's interest in the property from the date of deposit, in accordance with the Sale of Immovable Property (Specific Performance) Law.

Construction Completion 2027





We're shaping a better future
through innovative construction
and design.

Novel Development

Novel Development is a boutique property developer based in Larnaca, Cyprus, headquartered in Novel Tower, the largest business centre in the city, which the company designed and built.

The company was founded by principals with a background in European private wealth management. That background shapes everything: the same discipline applied to managing capital, assessing risk and preserving value over decades now applies to how we select sites, specify materials and manage construction. Every development is treated as a long-term asset because that is how we were trained to think.

We fund our projects with our own capital and we build to standards we would apply to our own homes.

For owners who want it, we remain involved long after the keys are handed over: managing properties, handling legal and financial matters, supporting relocations, and staying the single point of contact.

Our team brings together over fifteen years of experience across construction, urban development and project management, drawn from international consulting firms, investment companies and European development businesses. Having worked across different countries and lived in different cities, we understand what a well-made home actually requires, from experience.

Comfort, air quality, water purity, security and silence are the baseline.



NOVEL

DEVELOPMENT

NOVEL TOWER

Aphrodite House



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Pricing, payment plans and site visits available upon request.

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