



dex-tek
GROUP

STEPHAN 104 RESIDENCES



DOWNTOWN LUXURY APARTMENTS

“STEPHAN 104 RESIDENCES” is a residential building of eight luxurious apartments in the heart of Larnaca city very close to the new marina area and less than 5 minutes walking distance to Sklavenitis Supermarket, Schools, restaurants, coffee shops, Bakeries, pharmacies, Banks, Libraries and all other amenities.

“STEPHAN 104 RESIDENCES” has:

Six Apartments of **two bedrooms + Provisional room & two bathrooms** which have a large living room unified with the kitchen. Moreover, there are big verandas & each flat benefits from a storage room at the ground floor with a covered car parking &

Two Penthouses apartments of **two bedrooms + Provisional room & two bathrooms** which have a large living room unified with the kitchen. Moreover, there are big verandas with an unobscured view & the Penthouses benefit privately from a huge roof garden overlooking to the sea & the new Marina where you can reach it through internal marble stairs or through the elevator, and they have for each a storage room & a covered car parking at the ground floor.



Number of apartments: 8

Completion: DECEMBER 2023



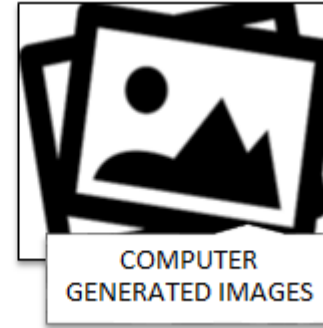
GOOGLE MAP



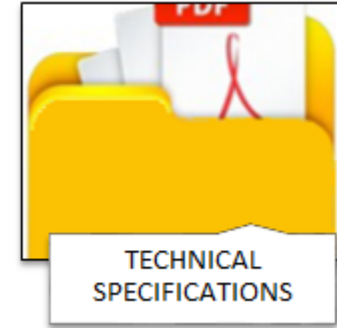
CONSTRUCTION
PROGRESS



FLOOR PLANS



COMPUTER
GENERATED IMAGES



TECHNICAL
SPECIFICATIONS



PROVISION FOR
AIR
CONDITIONING



COVERED
PARKING



STORAGE



1 KM TO
FINIKOUEDES



9 KM TO
AIRPORT

APT NO.	FLOOR LEVEL	BEDS	BATH/R	INTERNAL AREA m ²	COVERED BALCONY m ²	UNCOVERED BALCONY m ²	ROOF GARDEN m ²	STORAGE	PARKING	TOTAL AREA m ²
101	1st	2+1	2	77.50	21.00	5.00	0.00	YES	YES	103.50
102	1st	2+1	2	77.50	21.00	5.00	0.00	YES	YES	103.50
201	2nd	2+1	2	77.50	21.00	0.00	0.00	YES	YES	98.50
202	2nd	2+1	2	77.50	21.00	0.00	0.00	YES	YES	98.50
301	3rd	2+1	2	77.50	21.00	0.00	0.00	YES	YES	98.50
302	3rd	2+1	2	77.50	21.00	0.00	0.00	YES	YES	98.50
401	4th	2	2	80.50	21.00	0.00	51.00	YES	YES	152.50
402	4th	2	2	80.50	21.00	0.00	50.00	YES	YES	151.50

DESCRIPTION •

- Spacious 1- & 2-bedroom Apartments
- Easy access to highway network
- Granite & HPL Surfaces
- Marble Communal Areas
- Larnaca Downtown

STEPHAN APARTMENTS



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