



terra views



Welcome to Terra Views

Explore the elegance of Terra Views, where two beautifully designed buildings come together, offering 16 modern and stylish apartments just waiting for you to call home. You can choose from one-bedroom or two-bedroom residences, each crafted to blend sophistication and comfort perfectly. Half of the apartments feature private roof gardens, making it an ideal place to relax and unwind in a peaceful environment.

Every apartment features a spacious open-plan layout that blends bright interiors with chic design elements. At Terra Views, we're genuinely dedicated to creating a sustainable future!

A prime location on the border of Livadia and Aradippou in Larnaca, nestled within a peaceful and family-friendly community, providing convenient access to schools, parks, beaches and a variety of city amenities, perfectly balancing tranquillity with modern convenience.

We are keen to ensure that your journey to home-buying or property investment is as seamless and enjoyable as possible, and our friendly team is here to support you every step of the way.

If you're looking for a forever home, an investment property or a cosy second residence, Terra Views is the perfect place for you!

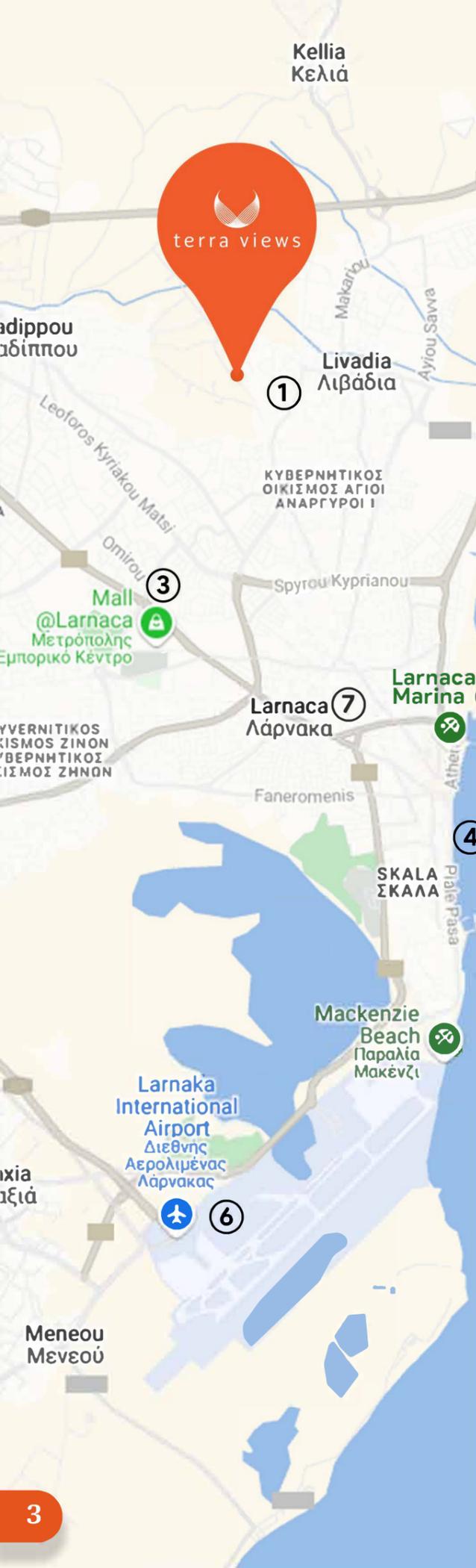


TERRA VIEW A & B First Floors

Each Building Consists of

Two Apartments of One Bedroom, One Bathroom, Veranda,
Parking and Storage.

Two Apartments of Two Bedrooms, Two Bathrooms,
Two Verandas, Parking and Storage.



- 1 - Within walking distance to all **amenities - supermarket, pharmacy, coffee shop and bakery**
- 2 - A short 7-minute drive to the **Beach**
- 3 - A short 10-minute drive to the **Larnaca Mall**
- 4 - Under 15-minute drive to **Finikoudes & Ermou Square**
- 5 - A short 15-minute drive to the **Larnaca Marina**
- 6 - Under 20-minute drive to **Larnaca International Airport**
- 7 - Under 10-minutes drive to the **American Academy and Med High British University**



TERRA VIEW A & B Second Floor

Each Building Consists of

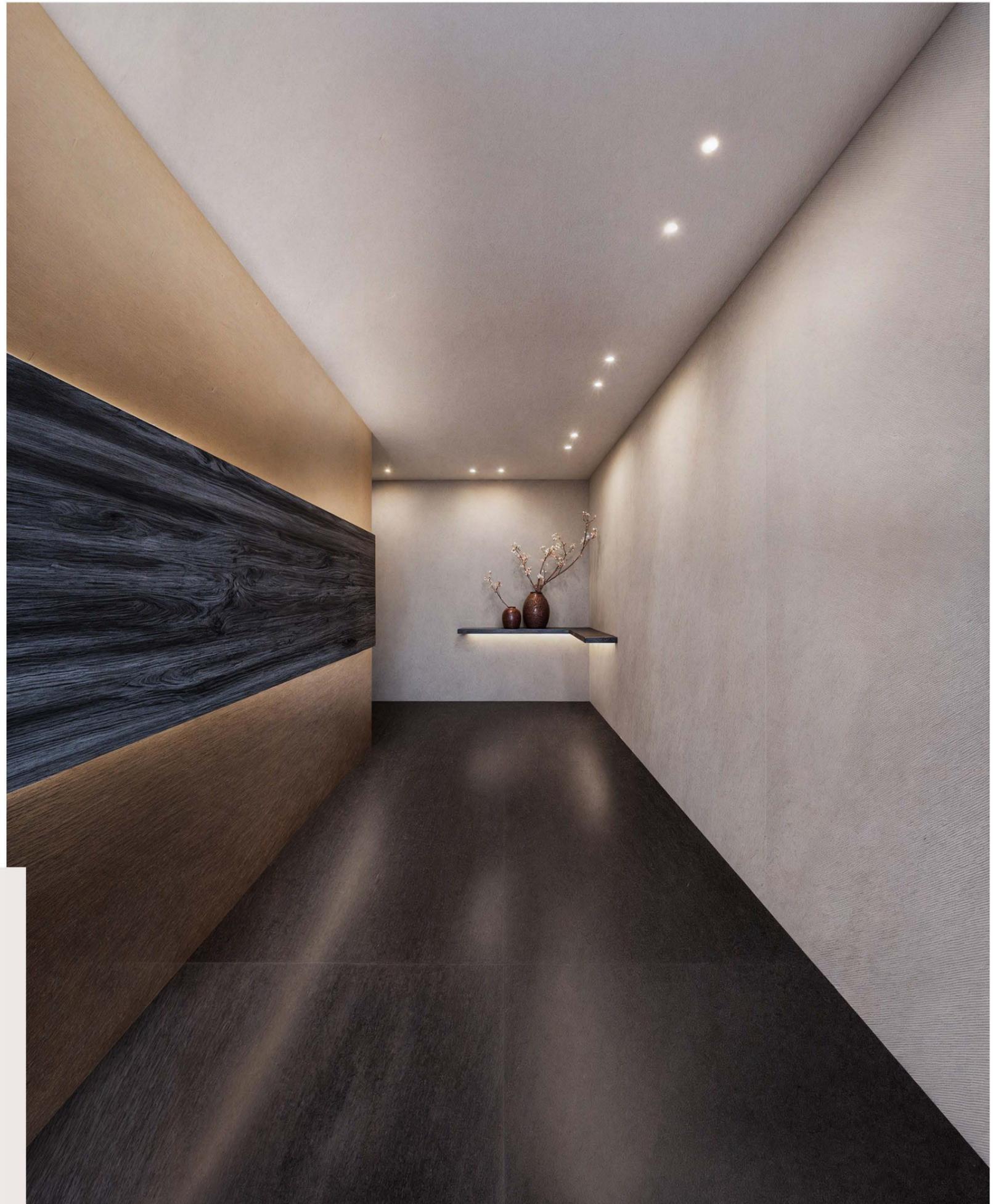
Two Apartments of One Bedroom, One Bathroom, Veranda,
Parking and Storage.

Two Apartments of Two Bedrooms, Three Bathrooms, each with a large Roof Garden,
Two Verandas, Parking and Storage.

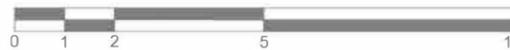
Ground Floor Plan



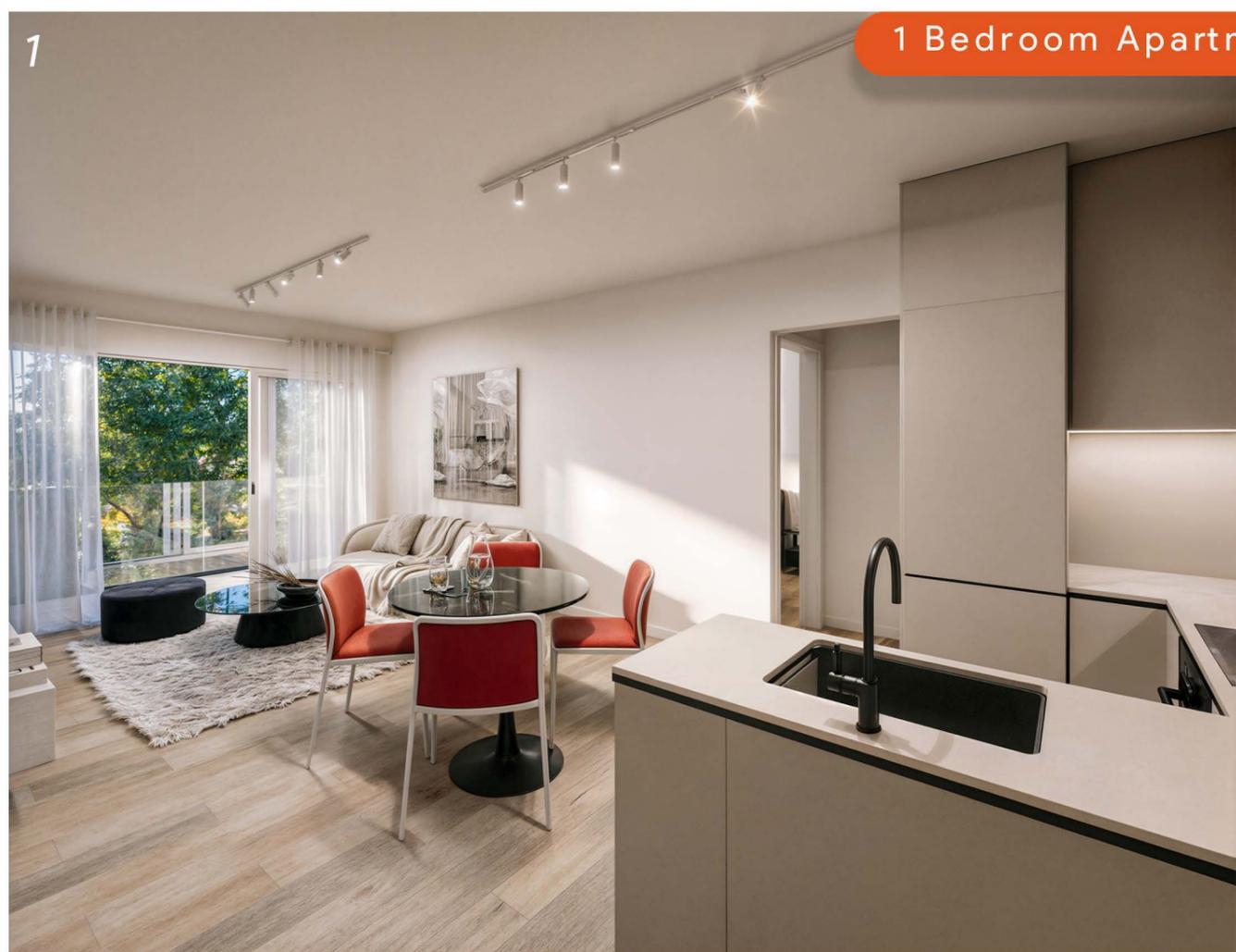
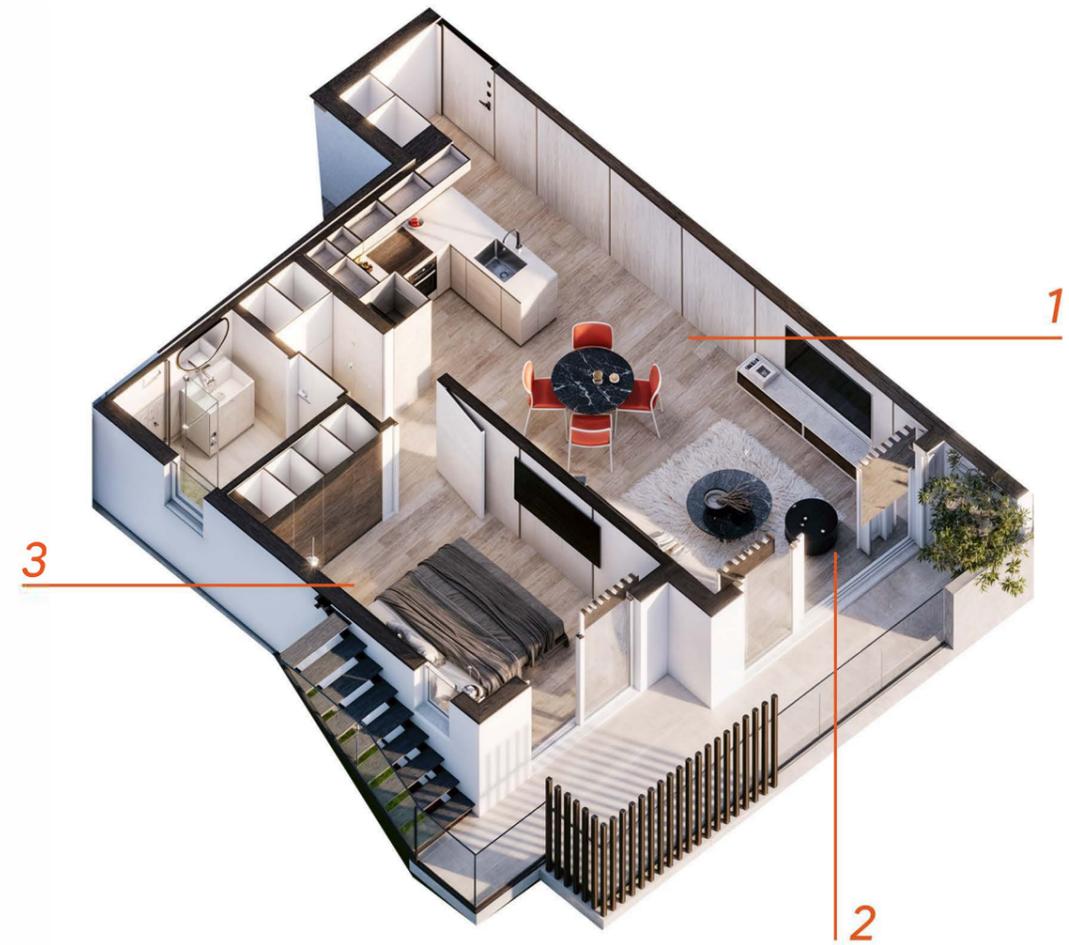
This elegant modern lobby showcases high-end materials, refined lighting, and sophisticated design, setting the perfect tone for a luxurious living.



1st Floor Plan



	Flat #	Bed rooms	Bath rooms	Internal m2	Veranda m2	Total m2	Parking	Storage
Block A	A101	1	1	51	11	62	1	1
	A102	1	1	49	11	60	1	1
	A103	2	2	76	24	100	1	1
	A104	2	2	76	24	100	1	1
Block B	B101	1	1	51	11	62	1	1
	B102	1	1	49	11	60	1	1
	B103	2	2	76	24	100	1	1
	B104	2	2	76	24	100	1	1



2nd Floor Plan



	Flat #	Bed rooms	Bath rooms	Internal m2	Veranda m2	Roof Garden Shower Room m2	Total m2	Roof Garden Veranda m2	Parking	Storage
Block A	A201	1	2*	51	11	4.5	66.5	51	1	1
	A202	1	2*	49	11	4.5	64.5	51	1	1
	A203	2	3*	76	24	4.5	104.5	46	1	1
	A204	2	3*	76	24	4.5	104.5	46	1	1
Block B	B201	1	2*	51	11	4.5	66.5	51	1	1
	B202	1	2*	49	11	4.5	64.5	51	1	1
	B203	2	3*	76	24	4.5	104.5	46	1	1
	B204	2	3*	76	24	4.5	104.5	46	1	1

*out of which one is on the roof garden





	Flat #	Roof Garden Shower Room m2	Roof Garden Veranda m2
Block A	A201	4.5	51
	A202	4.5	51
	A203	4.5	46
	A204	4.5	46
Block B	B201	4.5	51
	B202	4.5	51
	B203	4.5	46
	B204	4.5	46



Unwind in this luxurious rooftop garden, where the warm Mediterranean breeze and breathtaking panoramic views create the perfect escape.

The gated entrance and well-lit surroundings, enhances the sense of safety and exclusivity in this modern residential complex.



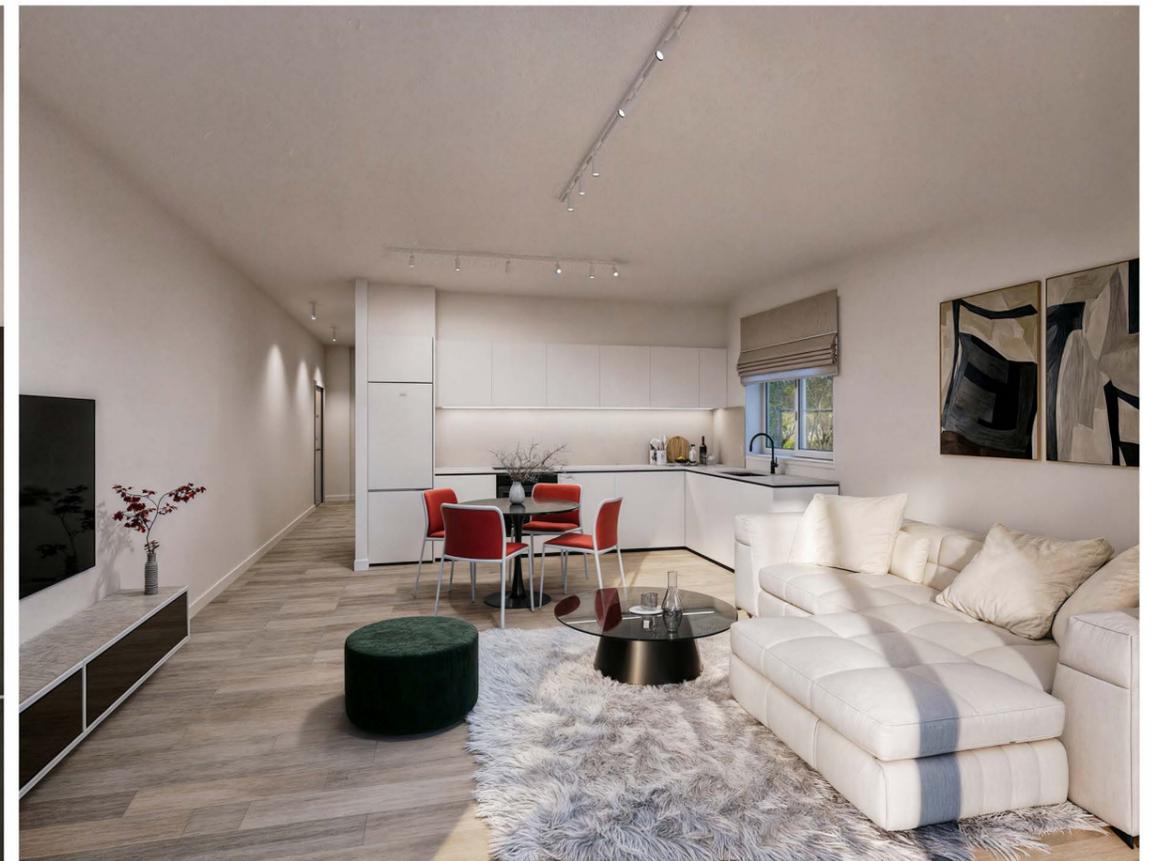
The rooftop garden boasts a stylish bathroom with a shower, providing ultimate convenience while enjoying breathtaking Mediterranean views.





Every detail of this residential apartment block has been thoughtfully curated by a professional interior designer , ensuring a harmonious blend of elegance and comfort. Every element has been carefully selected to offer a timeless and inviting living experience.

A Home That Elevates You – the design and specifications of the apartments are aimed at creating a homely, comfortable, personal nest. For you to be able personalise your home a step further, we provide a wide range of provisional options.





So, if you wish to have electric shutters in the apartment, a jacuzzi on your roof garden, photovoltaic system to save on your electricity bills, underfloor heating for your comfort, an electric charger for your electric car and many others covering your kitchen, wardrobes, bathrooms and more, the provisions are in place to make this happen.



STRUCTURAL SYSTEM

The foundation consists of a uniform slab of reinforced concrete with high tensile reinforcement. Frame (columns beams and slabs) will be constructed of reinforced concrete. Building will be designed and constructed according to the latest European codes and Earthquake induced loads.

THERMAL INSULATION ENERGY PERFORMANCE

The building envelope will be thermally insulated according to the Cyprus Energy Department law. An A Energy Performance Certificate will be provided for both buildings.

BRICKWORK

External walls will be built using 25cm clay thermal bricks.
External surfaces shall be covered with external 8cm thermal insulation system with a finishing layer of acrylic plaster for extra water protection.
Internal walls will be built using 10cm clay bricks.

EXTERNAL FINISHES

All external areas will be finished according, to the architectural specifications.

INTERNAL WALLS & CEILINGS

Internal walls will be built using 10cm clay bricks.
Internal surfaces shall have 2 coats of sand-cement render, a coat of plaster with fibre and 3 coats of emulsion paint.
All ceilings are of fair-faced concrete treated with 2 coats of spatula and 3 coats of emulsion paint.
Ceilings in bathrooms will be constructed with moisture-resistant gypsum board coated with 2 coats of spatula and 3 coats of white acrylic paint.

WATER PROOFING

High standards of water proofing will be provided throughout the developments, covering external surfaces, roofs, verandas and bathrooms.

DOORS AND WINDOWS

Fireproof entrance door with spyhole, finishing according to the architects design.
External sliding doors and windows with high thermal spec. and double glazing.
The balcony balustrades will be 16mm laminated glass with floor base or equivalent.

FLOOR FINISHES

Lobby areas, staircases and common areas will be paved with high spec tiles.
Internal areas will be paved with ceramic tiles.
All balconies will be paved with outdoor graded ceramic tiles.
Bathroom walls will be paved with ceramic tiles up to the ceiling.
All the ceramic tiles in apartments can be selected by the client from an available predefined selection of designs. This should be done at early stages of the development, so it does not affect the progress of works. Further upgraded selections, if need be, can be made available.

PLUMBING & WATER SUPPLY

Full plumbing installation based on mechanical designs and specifications.
Each apartment will have its own solar system.
Hot water to kitchen and bathrooms is supplied by solar panels.
Water pressure systems for all apartments- with water pump.

SANITARYWARE

All the sanitaryware will be of high standard. This would include a sink with a cabinet, taps, mirror, wc accessories, wc, shower taps, shower head and shower door.

The above can be selected by the client from an available predefined selection of designs. This should be done at early stages of the development, so it does not affect the progress of works. Further upgraded selections, if need be, can be made available.

ELECTRICAL

All electrical installations are made as required by the Cyprus Electricity Authority. Power supply points and switches are as shown on electrical drawings.

VIDEOPHONE

Installation of videophone system at the main entrance and each flat.

WARDROBES AND KITCHEN CUPBOARDS

High quality wardrobes as shown on the drawings and modern kitchen base and wall units with a choice of finishes and colours. The worktop surfaces will be Granite, and the splashback tiled. Drawers and doors with soft closing mechanism. Optional bespoke designs (costed separately).

ROOFGARDEN

Shower room

LIFT

A luxury stainless steel lift with state-of-the-art gearless technology to minimize sound during operation.

ENTRANCE LOBBY

An elegant entrance lobby with high spec detailed finishes including a feature wall, mirrors and plants.

PARKING & STORAGE

Electric parking gate as shown in the architectural specifications. A Covered parking space for each apartment, guest and disabled parking. Storage for each apartment.

PROVISION IS PROVIDED for (amongst other) the following :

AIR CONDITIONING
PHOTOVOLTAIC SYSTEM
ELECTRIC CAR CHARGES
ELECTRIC SHUTTERS
HEATED TOWEL RAILS IN BATHROOMS
UNDERFLOOR HEATING
ROOFGARDEN - Pergola & Jacuzzi





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Why Terra Views Property Developers?

Terra Views team and established local contractor, collectively boast decades of success completing a wide range of projects on the island and internationally.

Whether it's modern flats and boutique villas or transforming existing properties into cosy student accommodation and affordable housing, every development reflects a combination of comfort and superior craftsmanship.

On the island our local contractor have been crafting quality homes since 2001.

Beyond the island, Terra Views team has proudly delivered developments in London and Budapest.

Every project reaffirms their commitment to excellence, creating modern living spaces that cater to modern lifestyles.

The Team

- Developers - Terra Views Group (Chederton Limited)
- Project Management - GG Engineering Consulting
 - Legal Team - DEDALOS Corporate
 - Architect - Antonis Neophytou
 - Civil Engineer - Panagiota Christodoulou
 - Electrical Engineer - Andreas Chrysanthou
 - Mechanical Engineer - Panagiotis Anastasiou
- Mechanical Engineer (Saving Energy) - Athos Chrysanthou
 - Quantity Surveyor - QS - ing.
 - Interior Design - Ethos Art And Design
 - Visualizations - Re-Lab

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