



HELIOS

HOMES IN THE ISLAND OF THE SUN



## **Proudly Introducing: Helios**

Our new residential development in the heart of Larnaca.









### At a Glance!



4 Floors



11 Apartments



2 Bedrooms



2 Bathrooms



Covered Parking



Storage Space



Covered Verandas



Delivery: September 2027





## Strategically Unmatched!

### **Looking for a home for personal use?**

Enjoy the best of both worlds, just a short stroll from the city's iconic beach and vibrant shopping district, while nestled in a green, peaceful neighbourhood that offers privacy, comfort, and everyday serenity.

### **Are you looking to make a rental income?**

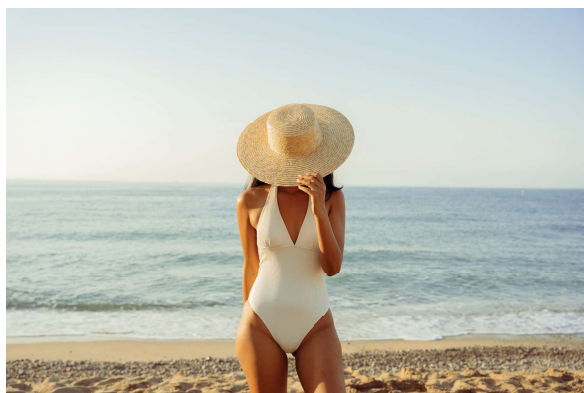
Situated in Larnaca's most in-demand neighborhood, this prime location guarantees strong appeal for both short- and long-term rentals—ensuring you achieve maximum occupancy and the highest return on your investment.

### **Are you buying to invest?**

With empty plots in the city center becoming almost non-existent, newly developed buildings are a scarce and valuable opportunity. This means your apartment isn't just a home—it's a smart investment poised for consistent appreciation year after year.





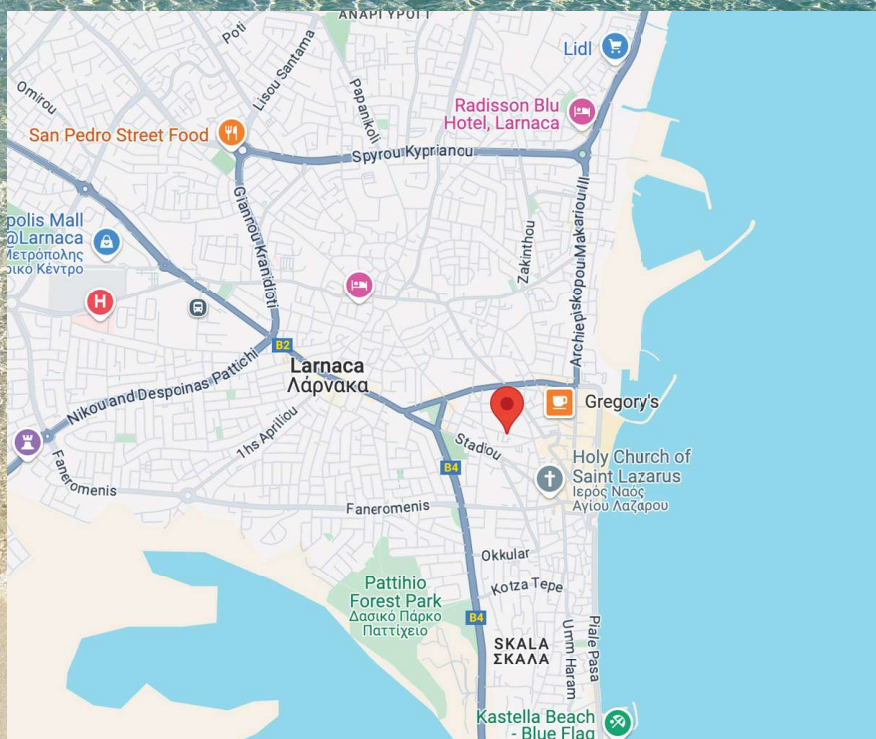


## **A Location That Has It All!**

The uniqueness of Helios is its ideal location, offering the perfect balance between convenience and tranquility.

Simultaneously at a short walking distance from Finikoudes Beach and Ermou Street, this building sits at the heart of Larnaca's main shopping district. Yet, it is nestled in a quiet, residential part of the center, making it an ideal choice for both personal use and investment opportunities.





## Discover Your Neighborhood!

-  Finikoudes Beach: 7min walk
-  Shops & Restaurants: 5min walk
-  Nearest School: 4min walk
-  St Lazarus Church: 8min walk
-  International Airport: 10min by car





## Floor Plans







### **Floors 1 / 2 / 3**

The first, second and third floors have identical floor plans. Each floor has 3 apartments.

Each apartment has been thoughtfully designed to maximize comfort and minimize wasted space, ensuring every square meter serves a purpose.





## 101 / 201 / 301



Internal Area: 75 sqm



Covered Verandas: 15 sqm



Storage Area: 2 sqm



Total Covered Area: 92 sqm





## 102 / 202 / 302



Internal Area: 73 sqm



Covered Verandas: 14 sqm



Storage Area: 2 sqm



Total Covered Area: 89 sqm







### 103 / 203 / 303



Internal Area: 78 sqm



Covered Verandas: 16 sqm



Storage Area: 2 sqm



Total Covered Area: 96 sqm





## 401 - 4<sup>th</sup> Floor

Showstopper apartment with its expansive private terrace—an outdoor haven designed for both relaxation and entertaining. Perfect for sipping morning coffee, hosting elegant dinners, or unwinding under the stars.



Internal Area: 76 sqm



Covered Verandas: 26 sqm



Uncovered Verandas: 27 sqm



Storage Area: 2 sqm



Total Covered Area: 104 sqm





## 402 - 4<sup>th</sup> Floor

Showstopper apartment with its expansive private terrace—an outdoor haven designed for both relaxation and entertaining. Perfect for sipping morning coffee, hosting elegant dinners, or unwinding under the stars.



Internal Area: 78 sqm



Covered Verandas: 30 sqm



Uncovered Verandas: 25 sqm



Storage Area: 2 sqm



Total Covered Area: 110 sqm

