

AP  
DEVELOPMENTS

MARINA GATES  
LIVADIA - LARNACA





# **WELCOME TO MARINA GATES BY AP DEVELOPMENTS**

Here you'll discover 8 exclusive, spacious apartments, each in compliance with the finest caliber of construction and interior design.

With layouts featuring 1 & 2 bedrooms, alongside stunning penthouses with private roof gardens, Marina Gates offers a variety of options.

Designed to cater to every lifestyle, this project ensures you find your perfect sanctuary, where endless summer and boundless opportunities await.

# KALIMERA FROM CYPRUS!

What makes this island the perfect place to call home?



300 days of sunshine



Member of the European Union



One of the safest countries



Low tax system



Top-class education & healthcare system



Touristic country



Growing economy



Real estate transactions hit 14-year peak in 2022-2023



# WHY CHOOSE MARINA GATES?

Its modern exterior and interior design, along with its location in a prestigious, family-oriented neighborhood surrounded by greenery, modern buildings, and villas, ensure that Marina Gates offers distinguished accommodation that combines all elements of a perfect and comfortable living experience!

Welcome Home.





Marina Gates features eight apartments, offering functional and optimized layouts for each unit. With attention to detail, every square meter is used to its fullest potential, providing residents with ample space to live and entertain.



MARINA GATES  
by AP DEVELOPMENTS





# MARINA GATES LOCATION



# MARINA GATES

Right where you want to be

Located in a calm and prestigious neighborhood in Livadia-Larnaca, Marina Gates is:



Within a 5-minute walk from the AUCY  
(American University of Cyprus)



A 3-minute drive to Larnaca center



Just 500 meters away from the beach



A 3-minute drive to Larnaca port



A mere 5-minute walk from the Land  
of Tomorrow and New Marina



Close to all amenities, including major  
supermarkets, banks, medical facilities,  
schools, bus services, a variety of shops,  
and pharmacies.



A 15-minute drive to Larnaca  
International Airport



# ARE YOU LOOKING FOR A LUCRATIVE INVESTMENT IN AN EU COUNTRY?

Marina Gates is the right choice



## GROWING TOURISM SECTOR

Cyprus attracts 4 million tourists annually, with many staying in Larnaca to enjoy its stunning beaches, historical treasures, and vibrant cultural event.



## AIRPORT CONVENIENCE

Larnaca is home to Cyprus's main international airport.



## PRIME LOCATION

Marina Gates is just a 5-minute walk from the American University of Cyprus and key businesses, ensuring high demand for both short and long-term rentals. Enjoy up to 8% ROI from rental income.



## FUTURE GROWTH

Nearby mega projects that are at walking distance from Marina Gates like the Land of Tomorrow and the New Marina will significantly boost property values when launched.



### **GROWING MARKET**

While the real estate market in other Cypriot cities like Limassol and Nicosia has peaked, Larnaca's market is still growing, making it a prime investment opportunity.



### **DISCOUNTED PRICES**

Capitalize on off-plan sales at Marina Gates for discounted prices and secure an appreciating asset.



### **FLEXIBLE PAYMENT PLAN**

Benefit from our flexible payment plan based on construction milestones.



### **INTERIOR DESIGN SUPPORT**

Our interior design team can support you in furnishing your apartment and getting it ready for residence or rental without your physical presence.

# Perspectives







The apartments offer spacious bedrooms, open-concept kitchens, balconies, and large windows that allow natural light to flood the living spaces, creating a bright and airy atmosphere.









The apartments are designed to have the inside living space blend seamlessly with the outdoors. Each apartment offers a spacious balcony where you can relax and enjoy the fresh air and beautiful sunset views.







Our beautifully designed terraces and roof gardens, exclusively accessible to penthouse residents, provide the perfect blend of comfort and entertainment, allowing residents to indulge in the luxury of their own rooftop retreat.

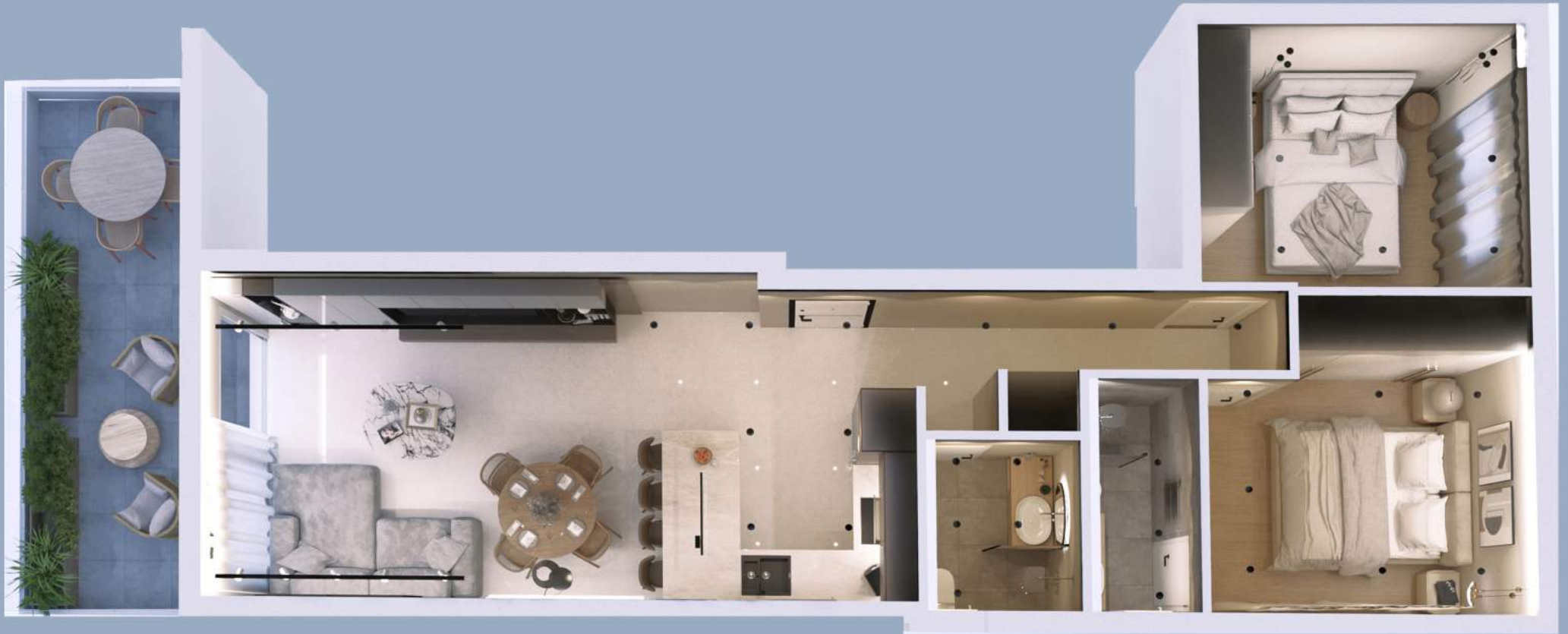


# TYPES OF APARTMENTS

The following drawings are subject to change



# APARTMENT 101



Bedrooms: 2

Bathrooms: 2

Parking: 1

Storage Space: 1

Living (sqm): 75.5

Covered Balconies (sqm): 13.64

Uncovered Balconies (sqm): 5.5

**Total Area (sqm): 94.64**

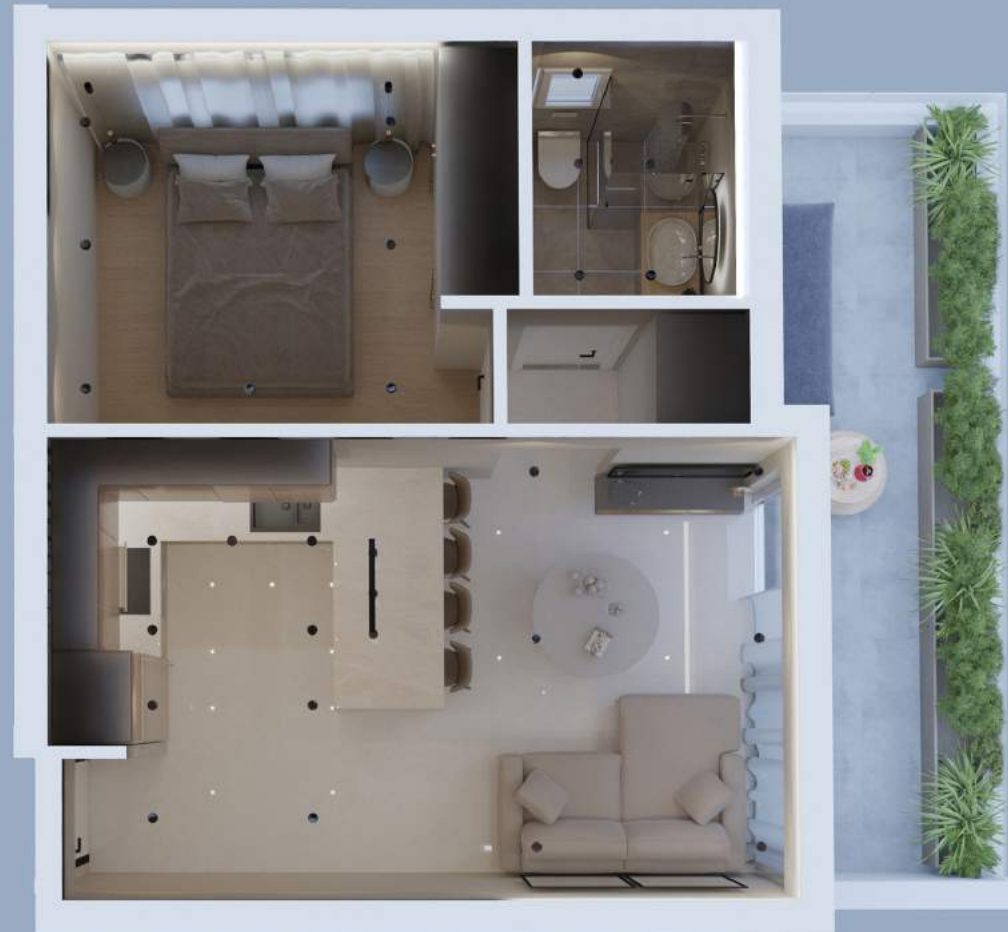
# APARTMENT 102



Bedrooms: 2    Bathrooms: 2    Parking: 1    Storage Space: 1    Living (sqm): 75    Covered Balconies (sqm): 15.96

**Total Area (sqm): 90.96**

# APARTMENT 103



Bedrooms: 1

Bathrooms: 1

Parking: 1

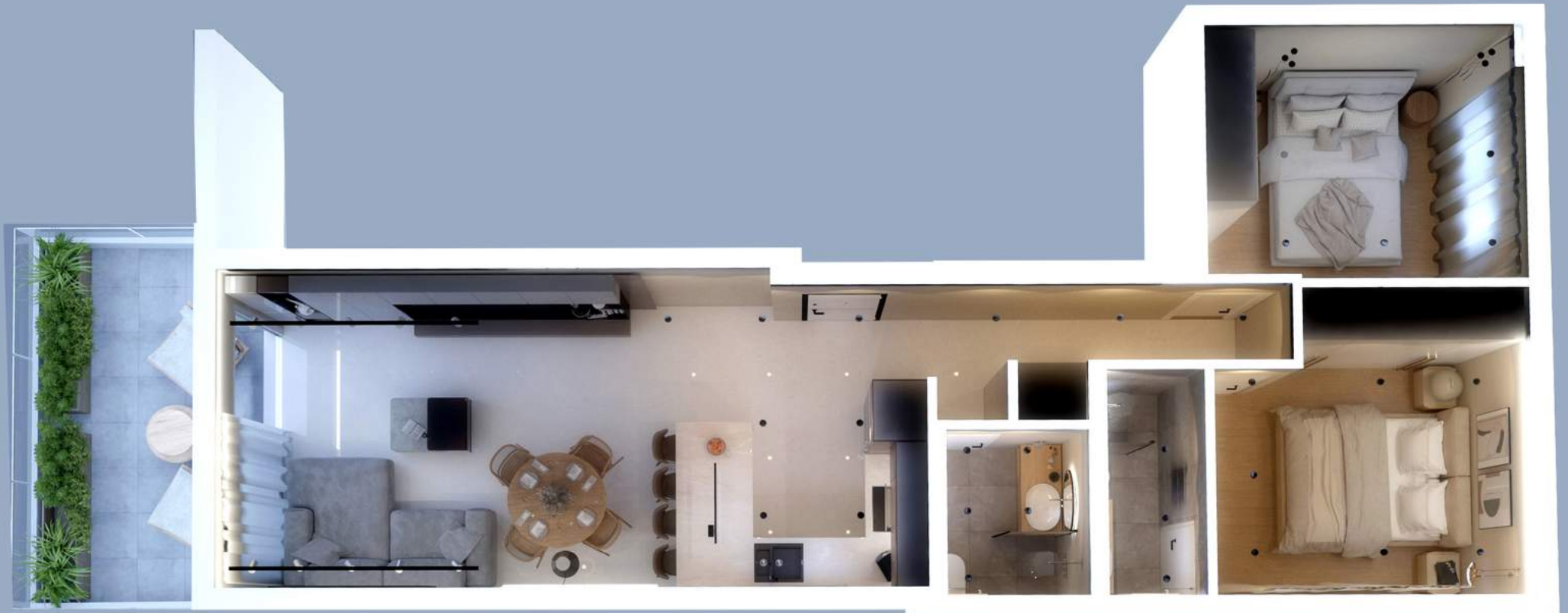
Storage Space: 1

Living (sqm): 45

Covered Balconies (sqm): 15.56

**Total Area (sqm): 60.56**

# APARTMENT 201



Bedrooms: 2

Bathrooms: 2

Parking: 1

Storage Space: 1

Living (sqm): 75.5

Covered Balconies (sqm): 13.64

**Total Area (sqm): 89.14**

# APARTMENT 202

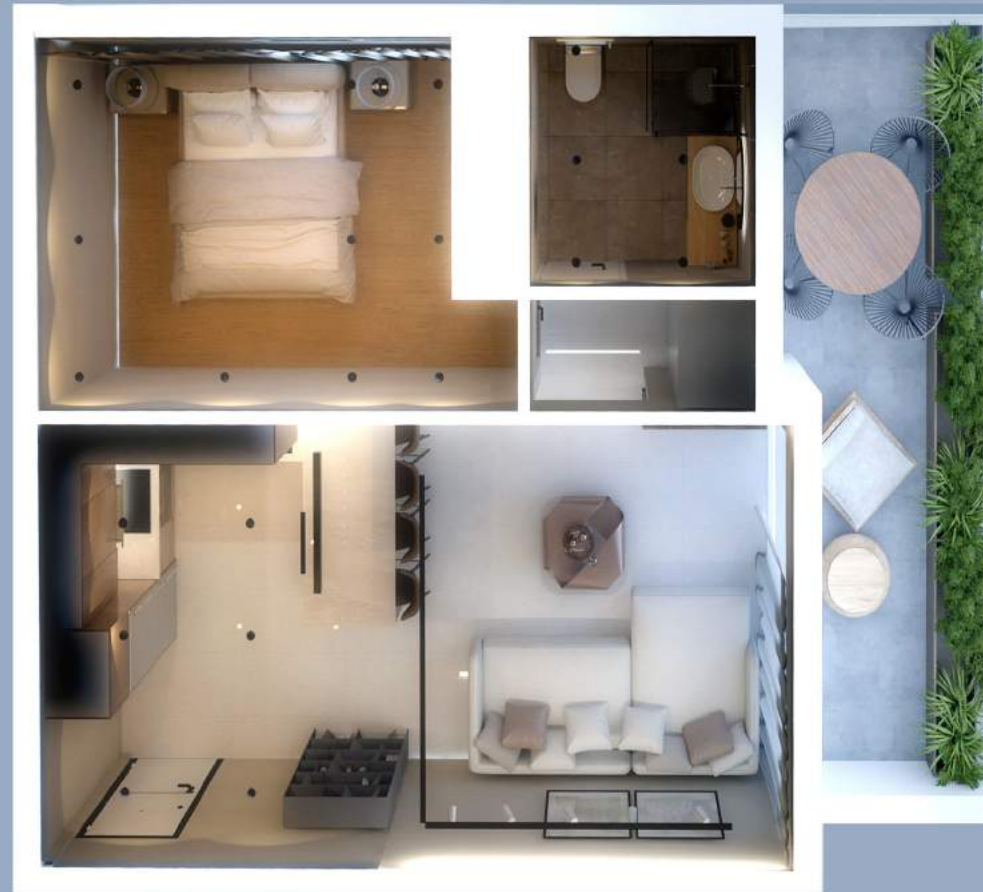


Bedrooms: 1    Bathrooms: 1    Parking: 1    Storage Space: 1    Living (sqm): 50    Covered Balconies (sqm): 29.62

Uncovered Balconies (sqm): 4.5

**Total Area (sqm): 84.12**

# APARTMENT 203



Bedrooms: 1

Bathrooms: 1

Parking: 1

Storage Space: 1

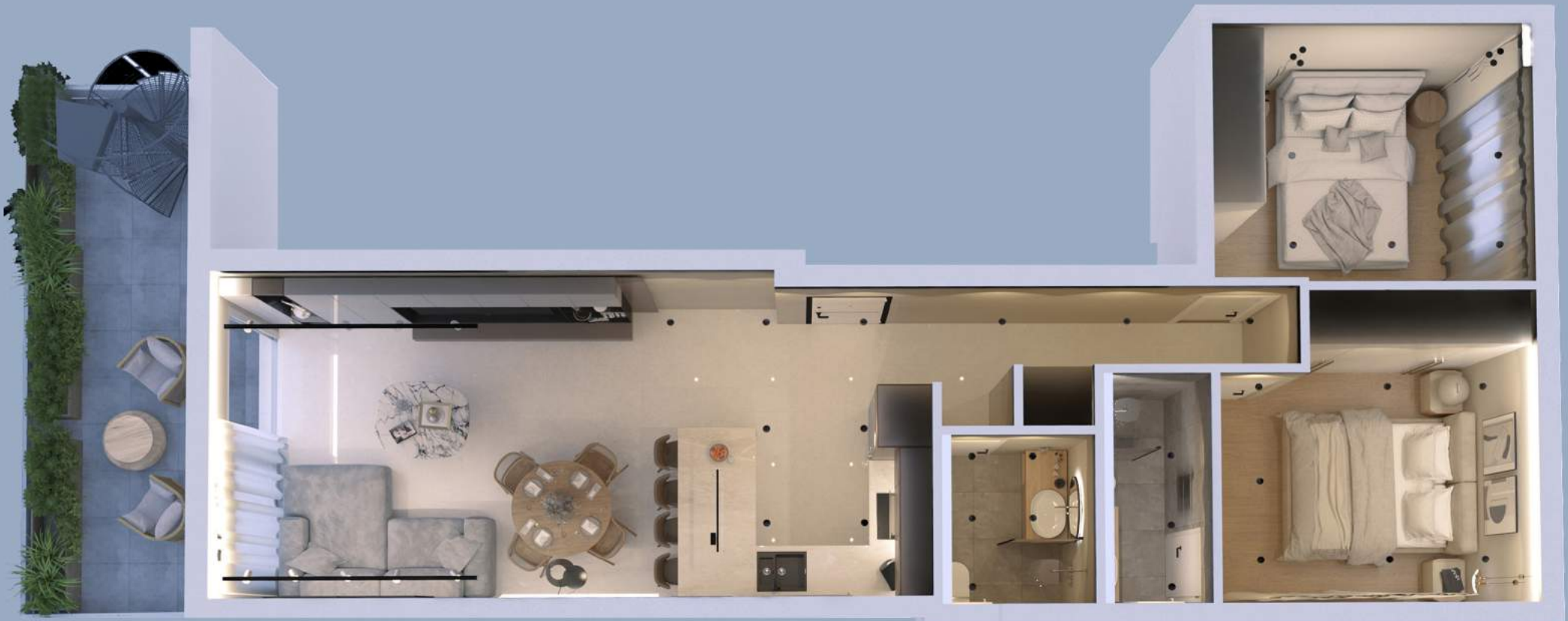
Living (sqm): 50.64

Covered Balconies (sqm): 9.39

Uncovered Balconies (sqm): 5.5

**Total Area (sqm): 65.53**

# APARTMENT 301



Bedrooms: 2+1

Bathrooms: 2+1

Parking: 1

Storage Space: 1

Living (sqm): 75.5

Covered Balconies (sqm): 19.51

Roof Garden (sqm): 58.8

**Total Area (sqm): 153.81**

# APARTMENT 302



Bedrooms: 2+1    Bathrooms: 2+1    Parking: 1    Storage Space: 1    Living (sqm): 75    Covered Balconies (sqm): 15.32

Uncovered Balconies (sqm): 45.63    Roof Garden (sqm): 80.12

**Total Area (sqm): 216.07**





## DID YOU KNOW?

Non-EU citizens and their families can secure permanent residency in Cyprus by investing €300,000 in real estate.

Here are the advantages:

- **RAPID PROCESSING TIME:**  
Obtain permanent residency in just 2 months.
- **LIFETIME VALIDITY:**  
Cyprus permanent residency does not require renewal; it's issued for life.
- **PATH TO CITIZENSHIP:**  
Eligibility to apply for EU citizenship after 5 years of holding permanent residency in Cyprus.

**READY TO DISCOVER WATERFRONT LIVING?**



# PROJECT BY AP DEVELOPMENTS

## CONTACT US

+961 71 115811

+357 97 446498

[www.anchorpoint.dev](http://www.anchorpoint.dev)

[info@anchorpoint.dev](mailto:info@anchorpoint.dev)

