



# STAR 101

BY BARSOUMIAN PROPERTIES

LUXURY SEA VIEW APARTMENTS  
LARNACA CYPRUS

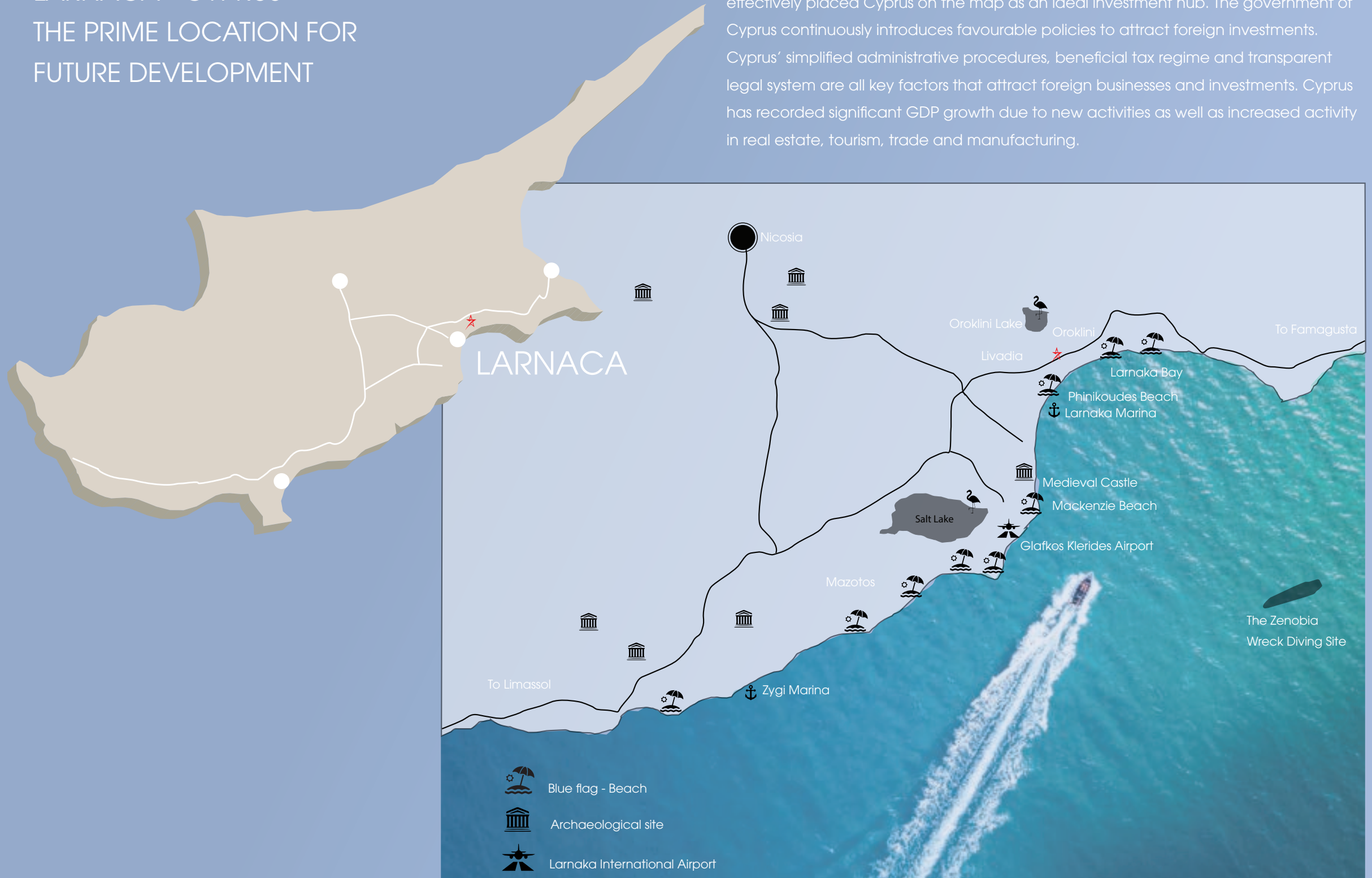
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# LARNACA - CYPRUS

## THE PRIME LOCATION FOR FUTURE DEVELOPMENT

Large-scale developments, privatisations and a developing oil and gas sector have effectively placed Cyprus on the map as an ideal investment hub. The government of Cyprus continuously introduces favourable policies to attract foreign investments. Cyprus' simplified administrative procedures, beneficial tax regime and transparent legal system are all key factors that attract foreign businesses and investments. Cyprus has recorded significant GDP growth due to new activities as well as increased activity in real estate, tourism, trade and manufacturing.





# LARNACA - CYPRUS

## THE PRIME LOCATION FOR FUTURE DEVELOPMENT

LARNACA - DHEKELIA ROAD

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ARUPA LAND PROJECT



The feasibility study outlines the crafting of a viable master plan that reconnects the east coast with the city, capitalizing on a dramatic transformation, and regards the project as a catalyst for the sustainable revitalization of the broader region with benefits extending way beyond the city boundaries.

### 4 New Neighbourhood Quarters



### Connection of the City to the Sea



### A New Heritage Park

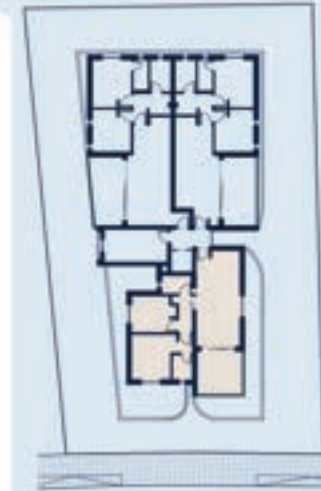


### Green Open Spaces





## TWO BEDROOM APARTMENT TYPE - A



Internal Area (m <sup>2</sup> )	80.55m <sup>2</sup>
Covered Balconies (m <sup>2</sup> )	15.48m <sup>2</sup>
Storage Area (m <sup>2</sup> )	2.73m <sup>2</sup> -3.90m <sup>2</sup>
Total Area (m <sup>2</sup> )	98.76m <sup>2</sup> -99.93m <sup>2</sup>



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TWO BEDROOM APARTMENT  
TYPE - A

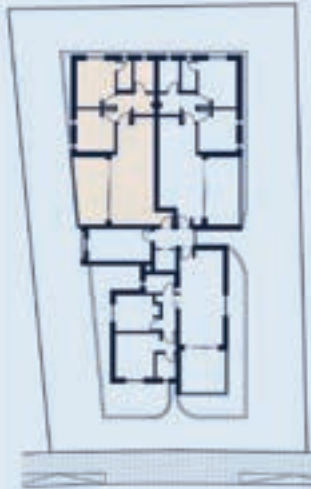








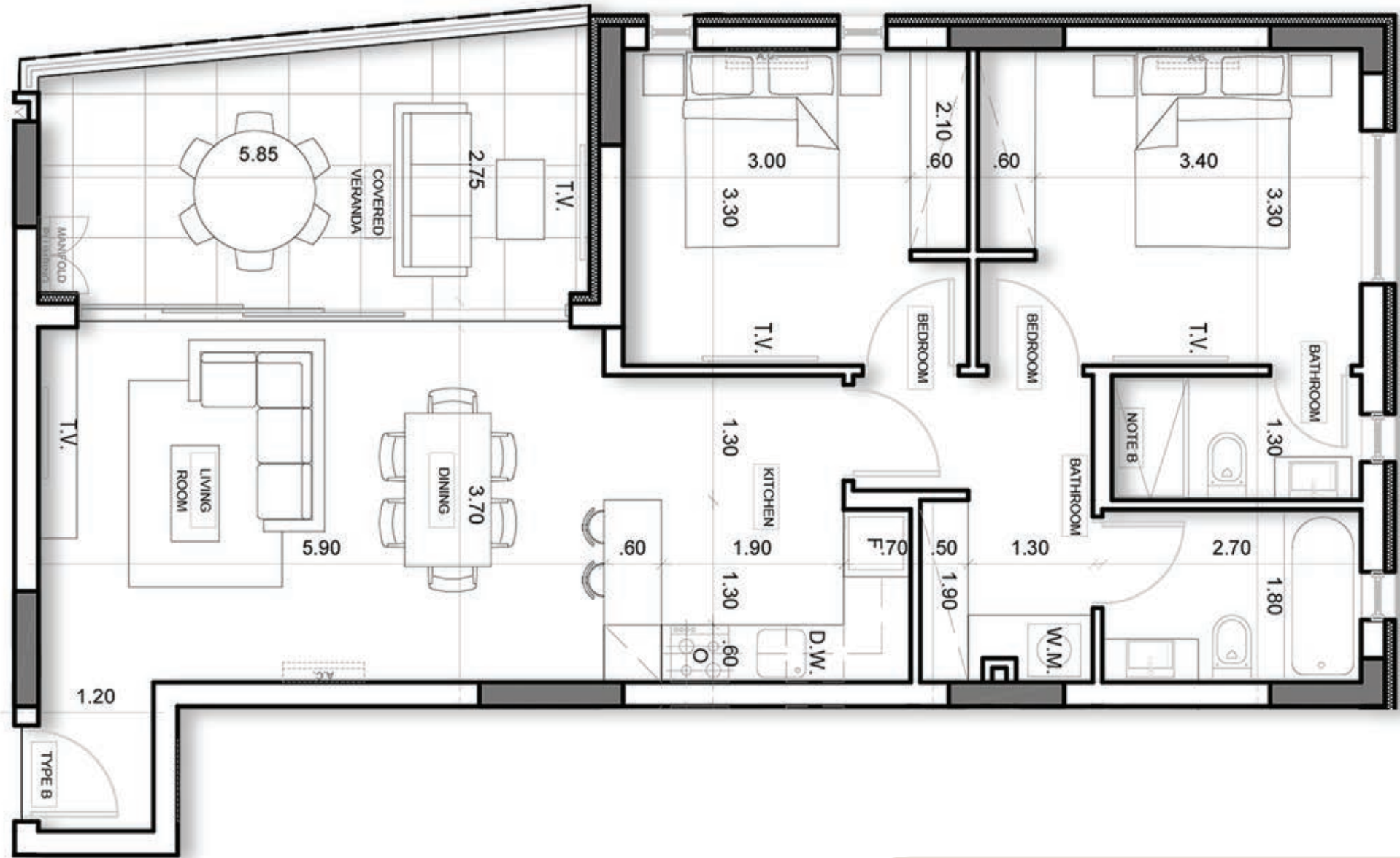
TWO BEDROOM APARTMENT  
TYPE - B



Internal Area (m <sup>2</sup> )	83.79m <sup>2</sup>
Covered Balconies (m <sup>2</sup> )	16.67m <sup>2</sup>
Storage Area (m <sup>2</sup> )	2.83m <sup>2</sup> -5.46m <sup>2</sup>
Total Area (m <sup>2</sup> )	103.29m <sup>2</sup> -105.92m <sup>2</sup>



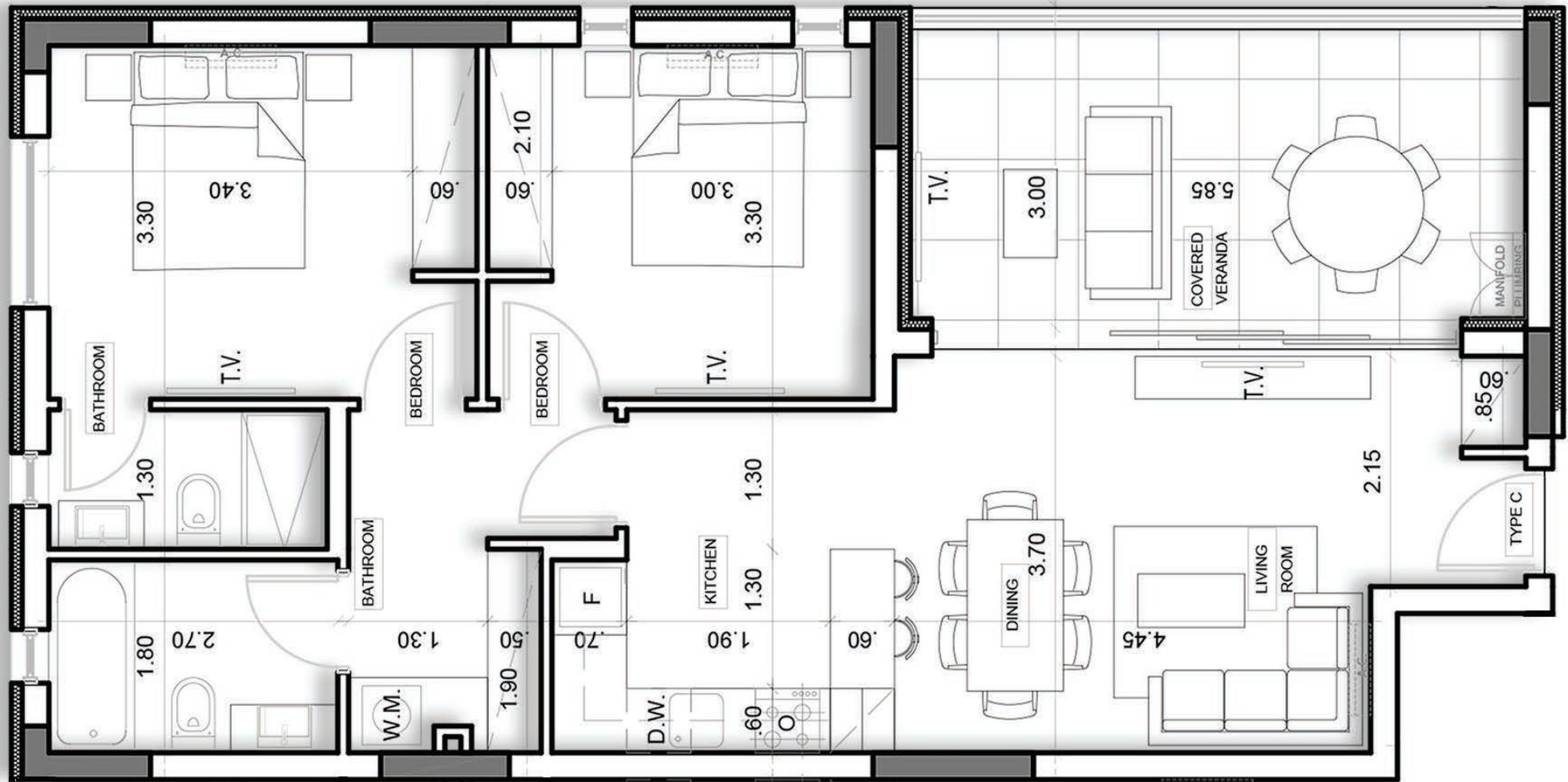
# TWO BEDROOM APARTMENT TYPE -B







TWO BEDROOM APARTMENT  
TYPE - C

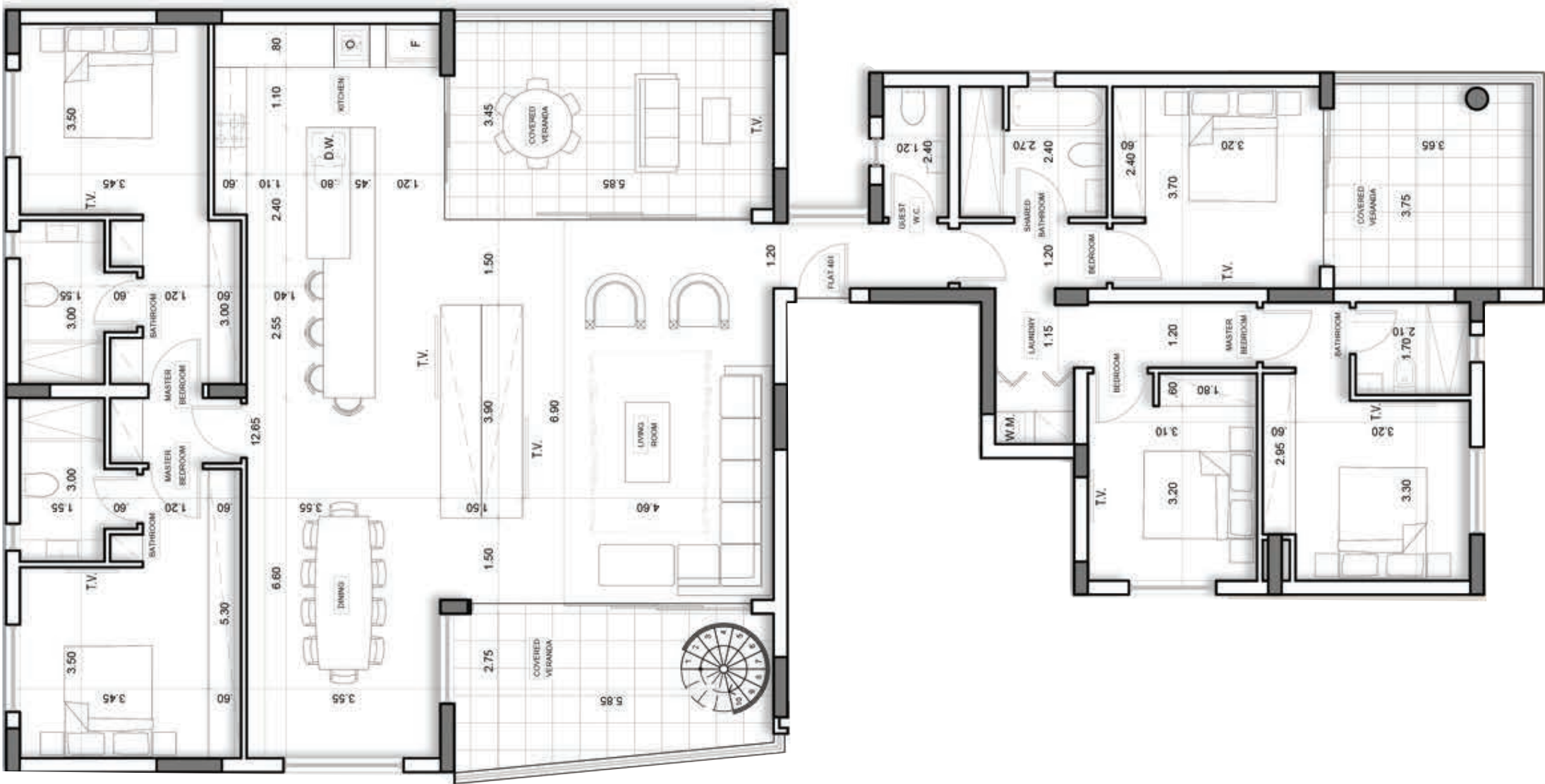








FIVE BEDROOM APARTMENT  
PENTHOUSE - ROOF GARDEN

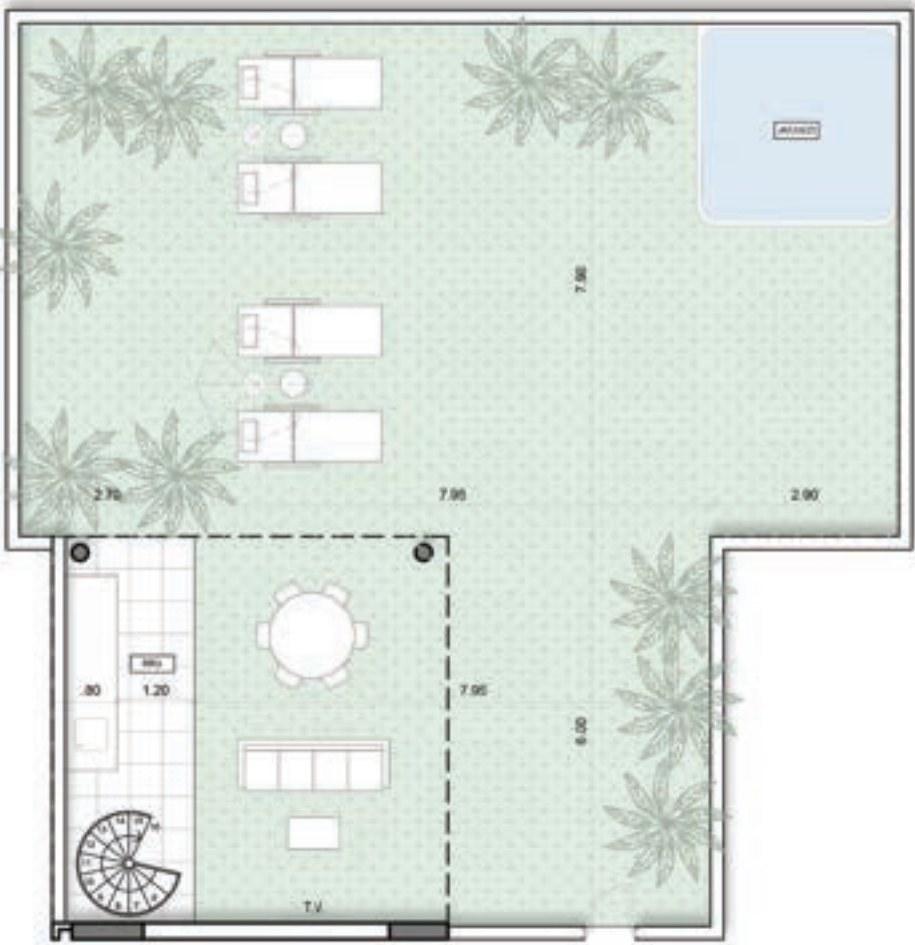




FIVE BEDROOM APARTMENT  
PENTHOUSE - ROOF GARDEN



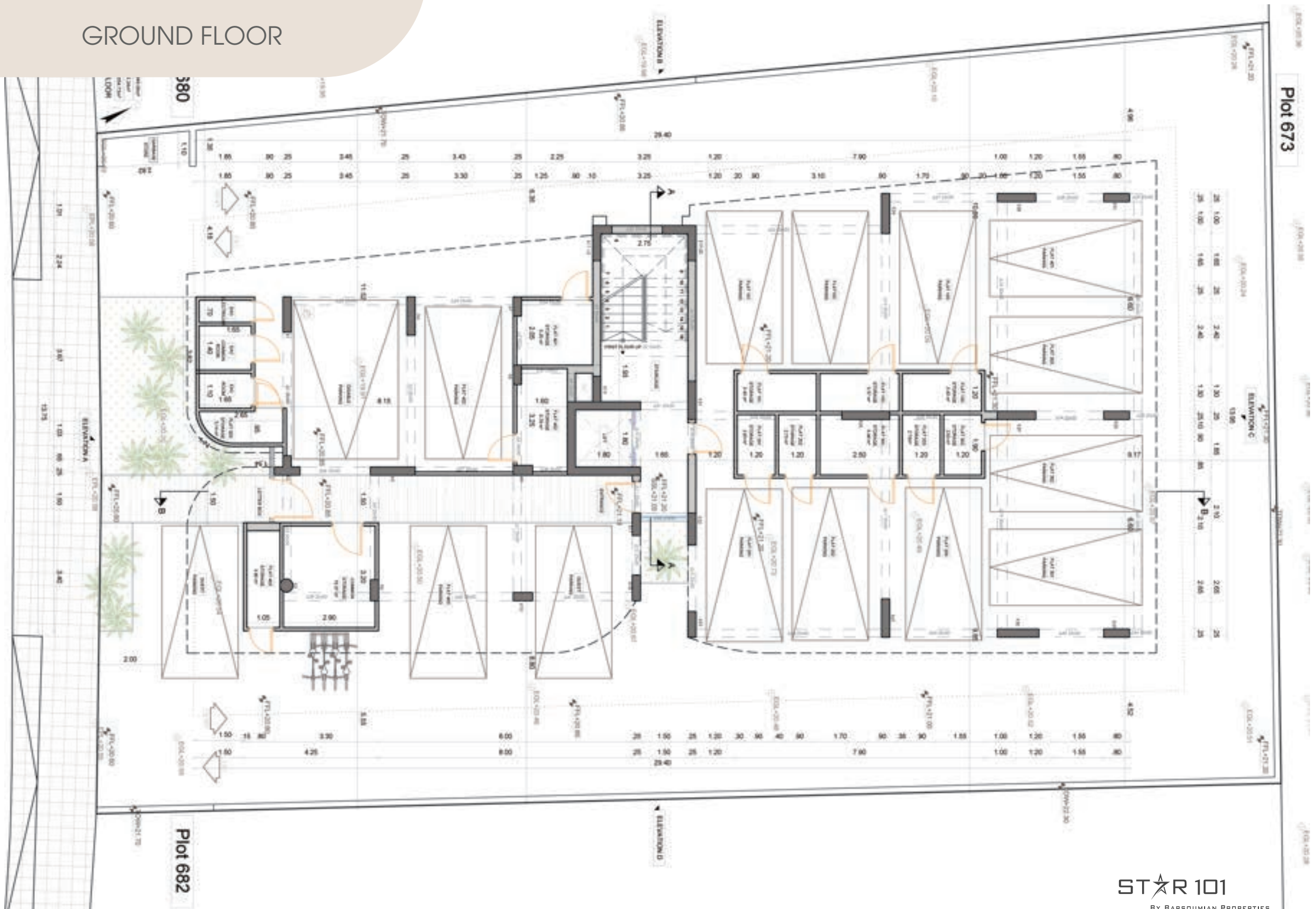
Internal Area (m <sup>2</sup> )	242.01m <sup>2</sup>
Covered Balconies (m <sup>2</sup> )	54.39m <sup>2</sup>
Roof Garden (m <sup>2</sup> )	56.49m <sup>2</sup>
Storage Area (m <sup>2</sup> )	11.03m <sup>2</sup>
<b>Total Area (m<sup>2</sup>)</b>	<b>363.92m<sup>2</sup></b>



Floor	Apartment	Flat no.	Type	Building Density (m²)	Covered Verandas (m²)	Uncovered Verandas (m²)	Storage Area (m²)	Total (m²)
First Floor	Two-Bedroom	Flat - 101	Type B	83.79	16.67	-	3.43	103.89
	Two-Bedroom	Flat - 102	Type C	79.30	17.69	-	3.37	100.36
	Two-Bedroom	Flat - 103	Type A	80.55	15.48	-	3.43	99.46
Second Floor	Two-Bedroom	Flat - 201	Type B	83.79	16.67	-	2.83	103.29
	Two-Bedroom	Flat - 202	Type C	79.30	17.69	-	2.73	99.72
	Two-Bedroom	Flat - 203	Type A	80.55	15.48	-	2.73	98.76
Third Floor	Two-Bedroom	Flat - 301	Type B	83.79	16.67	-	5.46	105.92
	Two-Bedroom	Flat - 302	Type C	79.30	17.69	-	2.83	99.82
	Two-Bedroom	Flat - 303	Type A	80.55	15.48	-	3.14	99.17
Fourth Floor (Option A)	Two-Bedroom	Flat - 401	Type B	83.79	16.67	-	5.25	105.71
	Two-Bedroom	Flat - 402	Type C	79.30	17.69	-	5.78	102.77
	Two-Bedroom	Flat - 403	Type A	80.55	15.48	-	3.90	99.93
Fourth Floor (Option B)	Five-Bedroom	Flat - 401	Penhtouse	242.01	54.39	56.49	11.03	363.92



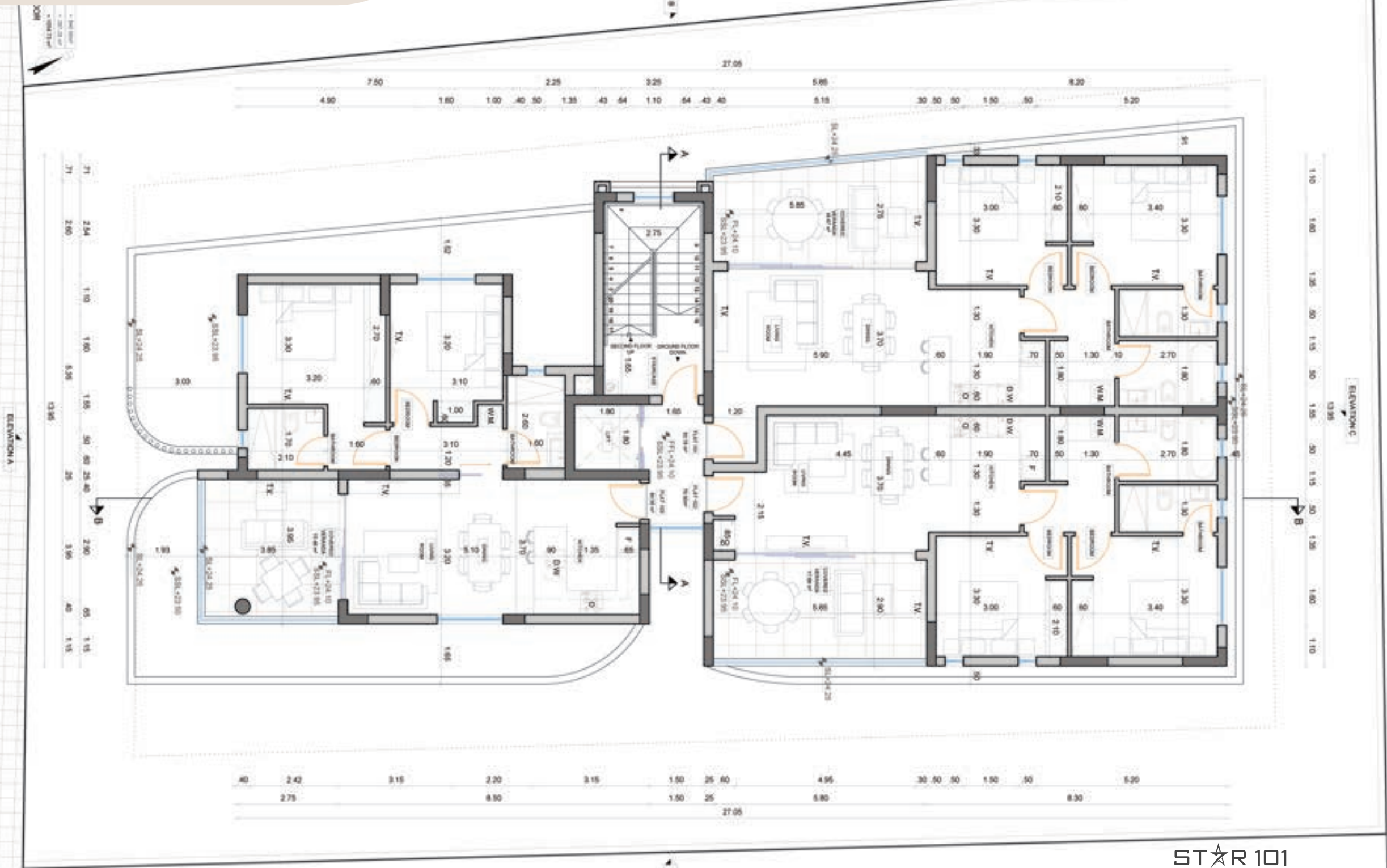
# GROUND FLOOR



# 1ST FLOOR

ELEVATION B

ELEVATION C



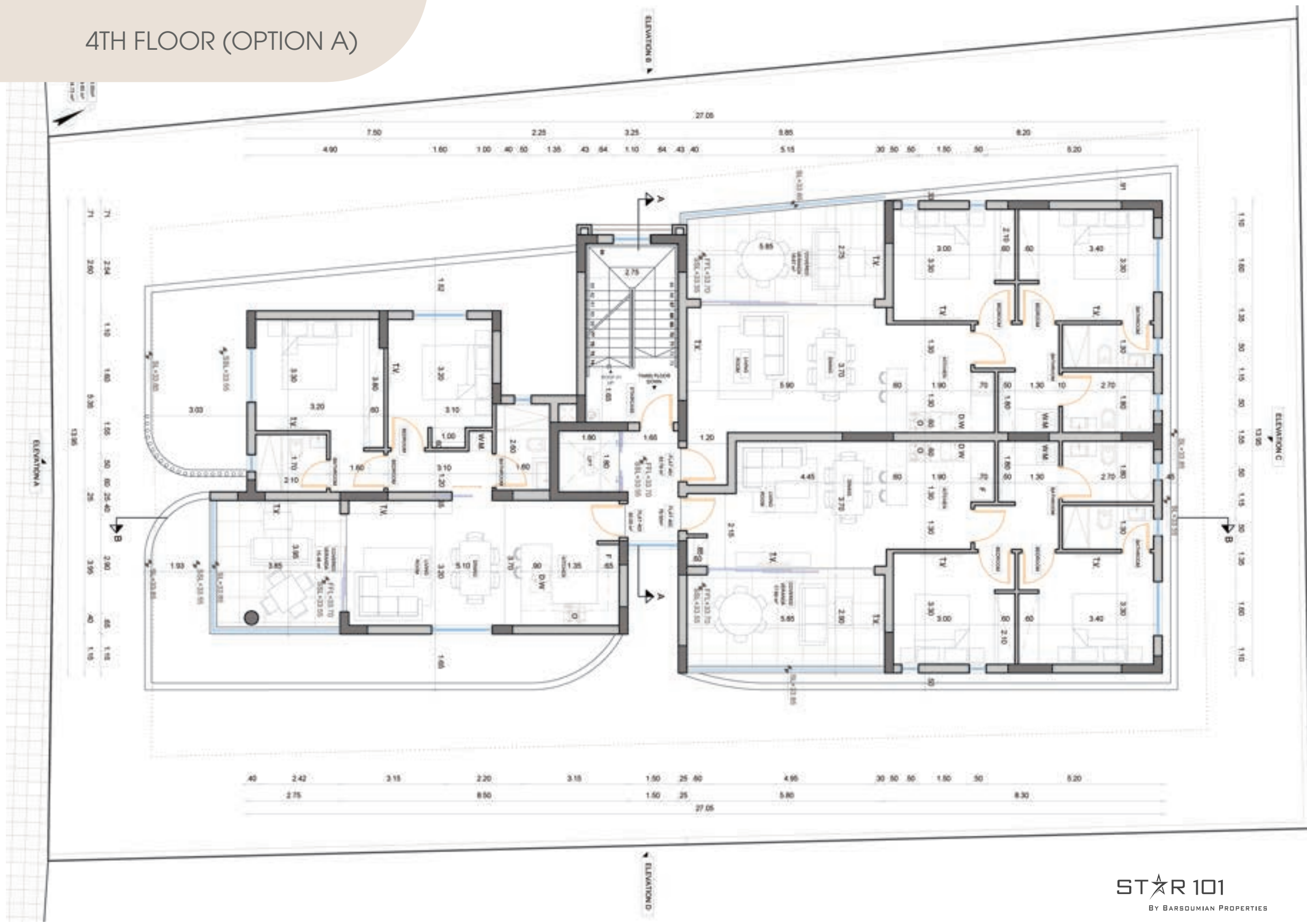






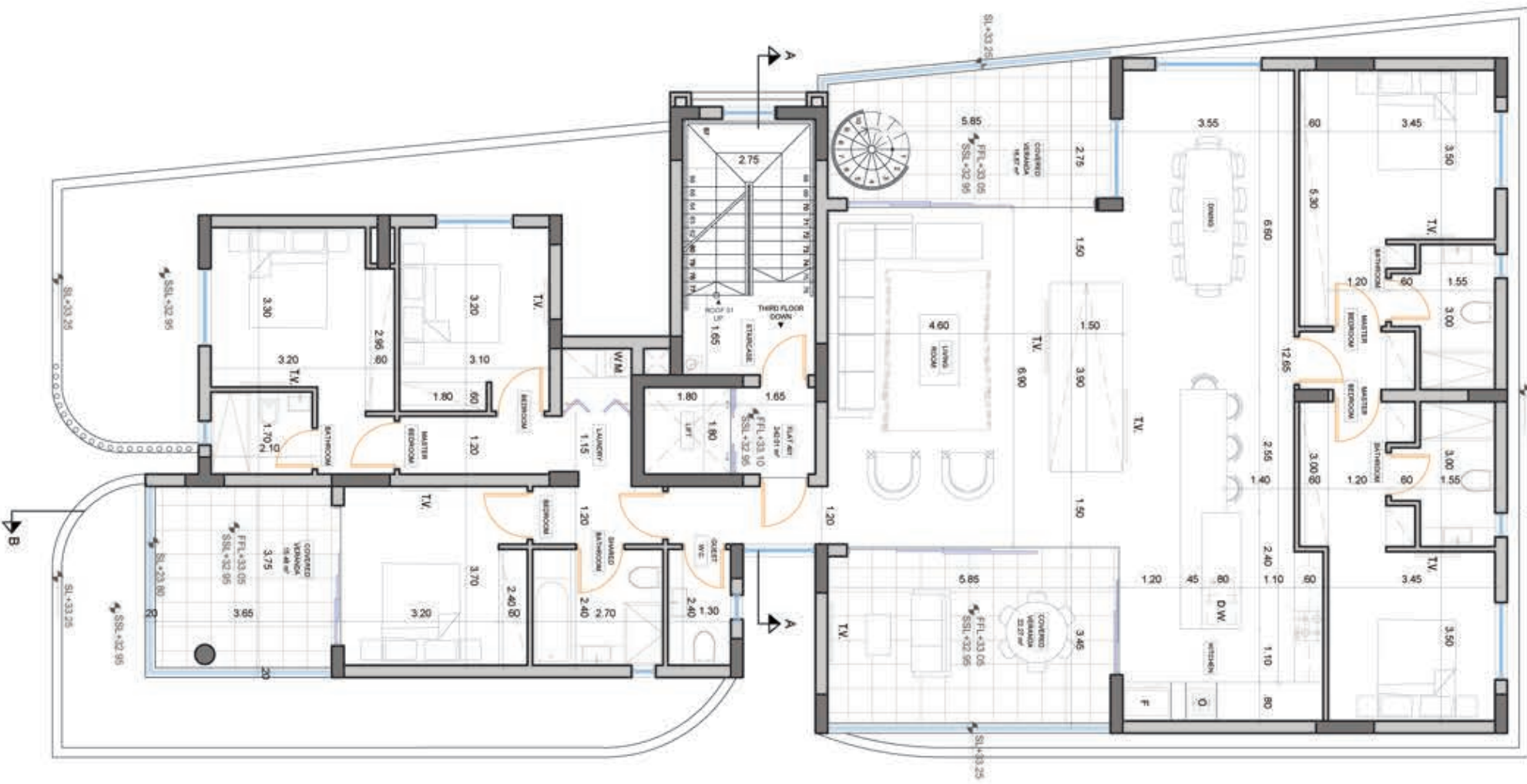


# 4TH FLOOR (OPTION A)



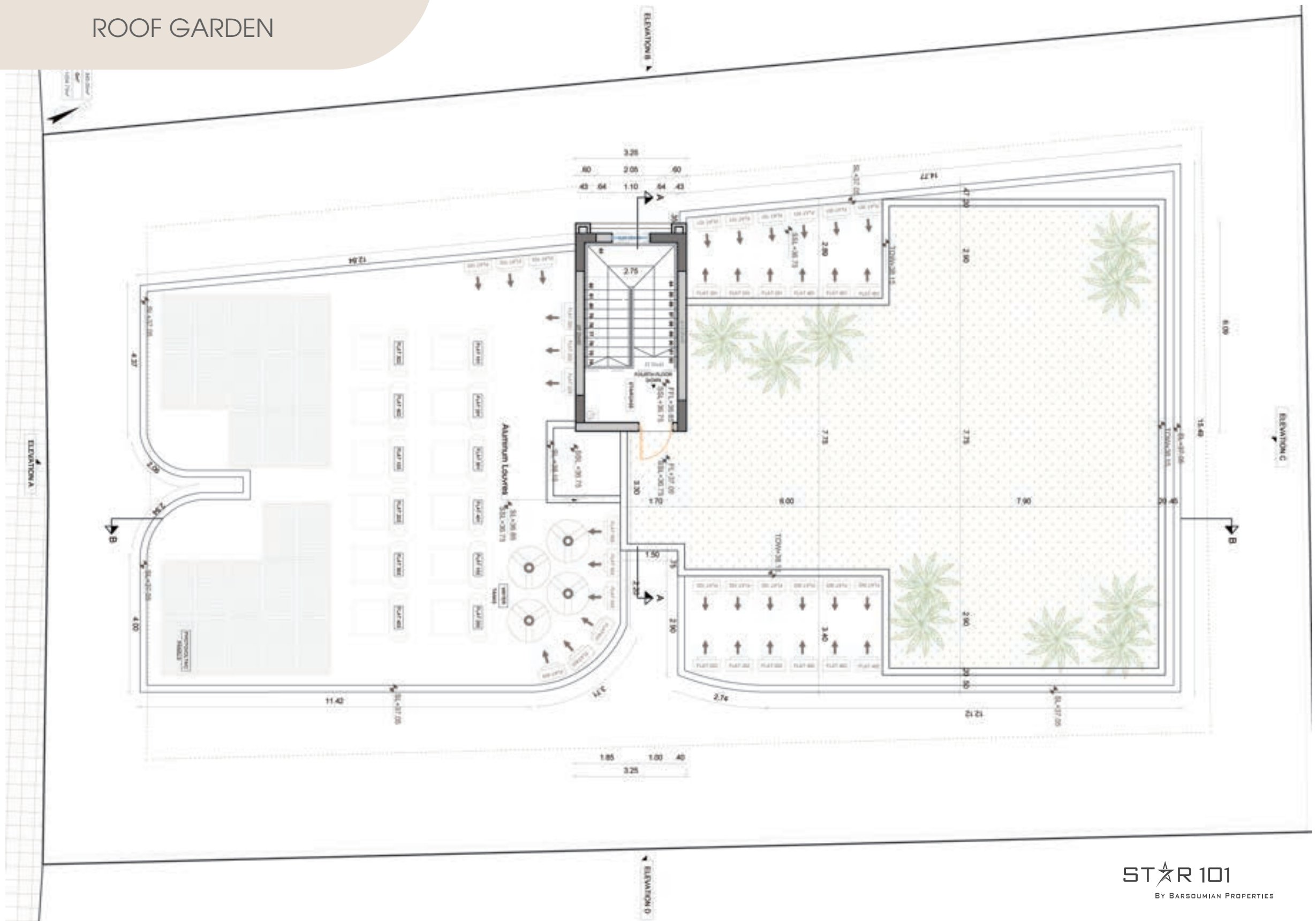
# 4TH FLOOR (OPTION B)

penthouse





# ROOF GARDEN







## ★ COMMON FEATURES FOR ALL APARTMENTS

PRIVATE PARKING PLACE

STORAGE UNIT

BARRIER SYSTEM

SECURITY ALARM SYSTEM

CAMERA PHONE FOR ENTRANCE

SOLAR ENERGY PANELS



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# ST★R 101

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