

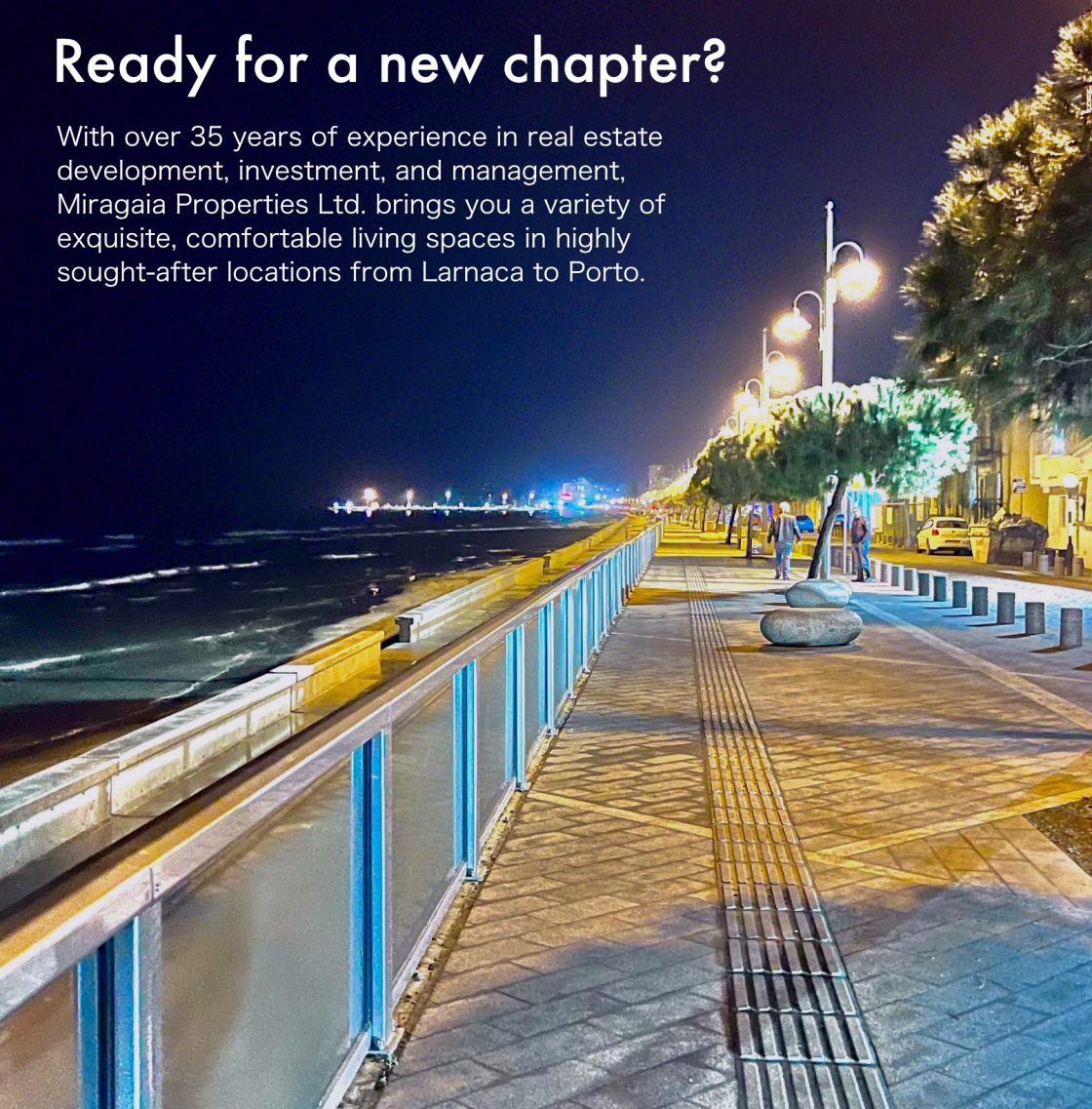


# MIRAGAIA PROPERTIES

We Build The Future

## Ready for a new chapter?

With over 35 years of experience in real estate development, investment, and management, Miragaia Properties Ltd. brings you a variety of exquisite, comfortable living spaces in highly sought-after locations from Larnaca to Porto.





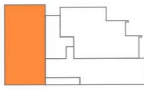
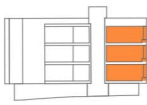


# Welcome to Miragaia 1

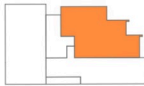
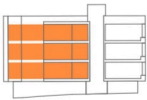
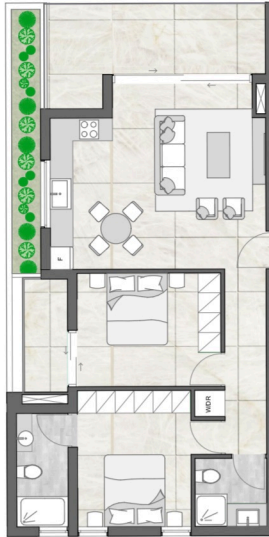
Larnaca, Cyprus

where your new chapter begins.





FLAT	LEVEL	BEDROOMS	Internal area	75.30sqm
101	1	2-Bed	Living/Dining/ Kitchen	4.90m x 5.70m
201	2		Bedroom 1	3.00m x 3.00m
301	3		Bedroom 2	3.20m x 3.00m
			Covered Veranda	16.43sqm



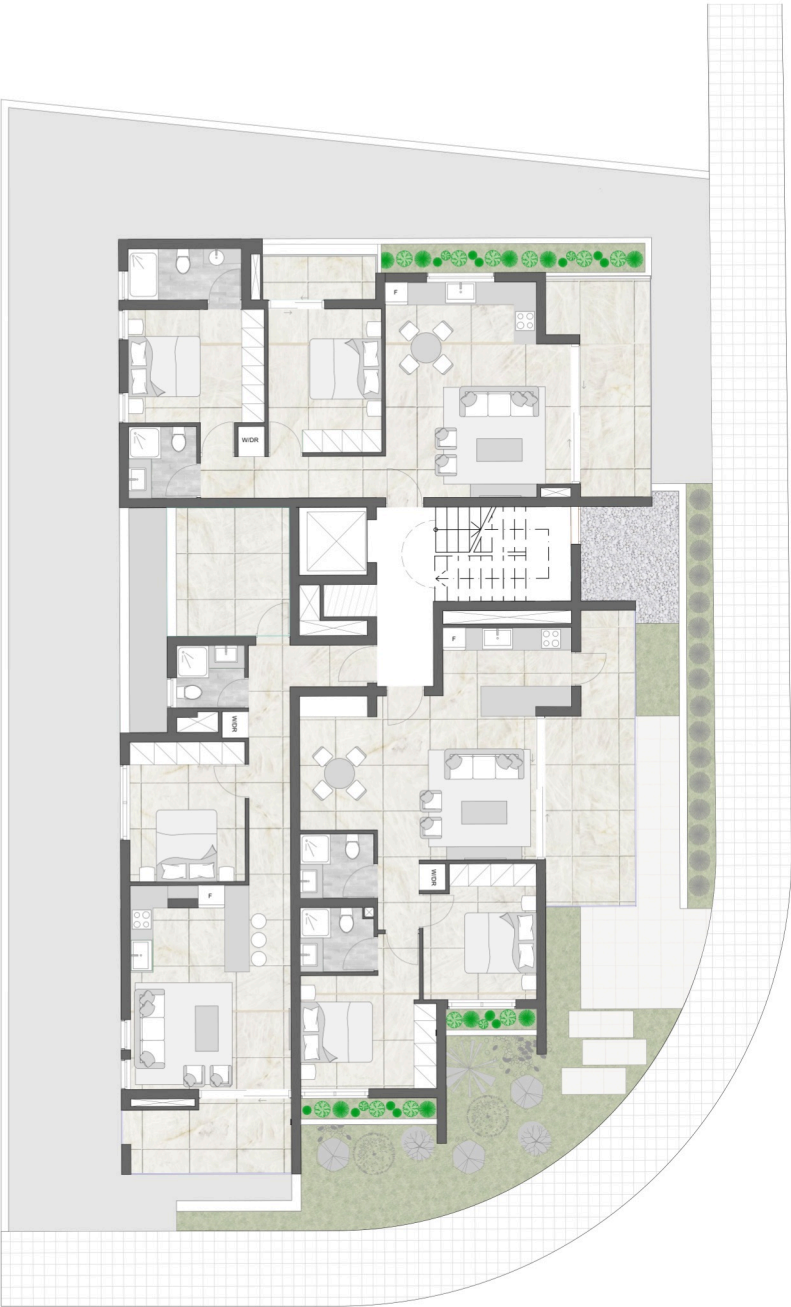
FLAT	LEVEL	BEDROOMS	Internal area	75.03sqm
102	1	2-Bed	Living	3.10m x 3.80m
202	2		Dining	2.05m x 3.55m
302	3		Kitchen	3.40m x 2.35m
			Bedroom 1	3.00m x 3.00m
			Bedroom 2	3.00m x 3.00m
			Covered Veranda	16.54sqm





FLAT	LEVEL	BEDROOMS	Internal area	55.49sqm
103	1	1-Bed	Living / Kitchen	4.25m x 5.40m
203	2		Bedroom	3.05m x 3.10m
303	3		Covered Veranda	20.21sqm











## Available in 4 Different Interior Palettes



Nestled on a semi-island plot, in a calm, residential area, your apartment offers splendid, unobstructed views of fields and villas on three sides. Miragaia 1 enjoys a modern design touch. Its sleek tricolor exterior blends harmoniously with bespoke interior finishes.

Concealed air conditioning systems are present in each living room, dining room, and kitchen, which adds aesthetic value to each apartment while improving quality of life. Each apartment is linked to solar panels to facilitate water heating, while the photovoltaic panels power the top floor apartments. Each apartment comes with dedicated storage rooms and parking spaces.

The building is conveniently located in Larnaca, being a:

- 4-minute walk from the new Metropolis Mall.
- 7-minute drive to the beach.
- 10-minute drive to Larnaca International Airport.

**Ready for what's to come?** Take the first step and contact us, or visit our website to learn more.