

NOVEL  
DEVELOPMENT

# APHRODITE

grace and comfort

# CYPRUS OVERVIEW

Cyprus, being a member of European Union and the third largest island in Mediterranean is a Southeast European mentality combined with West Asia location. Its history dates to around the 10th millennium BC that makes it attractive even for sophisticated tourists. Due to unique characteristics and sun-drenched coasts in each region, its eco-initiatives and the general cleanliness of its beaches Cyprus proudly crowned as the 'Cleanest Bathing Waters in Europe,' holding 76 Blue Flags. Marinas, situated in Limassol, Larnaca, Agia Napa and Paphos allow to welcome various size yachts and provide all premium facilities for its comfortable temporary stay or permanent residence. Despite largest cities island is famous for its historical villages like Kalopanayiotis, Kakopetria, Omodos and many others in its mountains. Being a home for two international airports in Larnaca and Paphos Cyprus connects East and West.

Buyers of properties in Cyprus are granted permanent residence and allowed to live a lifetime in Cyprus. After five years of living in the country, the property owners can obtain Cyprus citizenship by naturalisation



# LARNACA HISTORY

Larnaca, located on the southern coast of Cyprus, the city that bridges its rich history of Byzantine period dated 9th century reflections such as Church of St. Lazarus with the near-by Land of Tomorrow project. Combining its prime Mediterranean cost location with more than 340 sunny days per year becomes a vibrant outdoor lifestyle base for families and individuals. The New Larnaca Marina area offers serene oasis of blue-flagged beaches in a combination of the best of both urban and coastal living. The range of amenities, including restaurants, shopping destinations, an abundance of entertainment options with its parks, accessibility to schools and hospitals makes it a year-round heaven. Cultural richness and relaxation opportunities are poised for tremendous growth of the area and maintaining its destination as a cosmopolitan urban revitalization.





  
**APHRODITE**






Agia Napa

 52 min



  
Larnaca Marina  
 7 min

  
Phinikoudes Promenade  
 7 min


  
English School  
 6 min

  
Holy Church of Saint Lazarus  
 9 min

  
Metropolis Mall  
 8 min

  
Nicosia  
 51 min

  
Kamares Aqueduct  
 12 min

Airport Larnaca  
 18 min



Limassol

 60 min



01

LOCATION

Metropolis  
Mall

🚗 8 min

Nicosia

🚗 51 min

Airport Larnaca

🚗 18 min

English School

🚗 6 min

Agia Napa

🚗 52 min

Larnaca  
Marina

🚗 4 min

Phinikoudes  
Promenade

🚗 7 min



# PROMENADE

Cyprus most famous Promenade of Foinikoudes (which is the Greek word for 'palm trees') is located in the heart of Larnaca city, a 600-metre long stretch that connects coast, entertainment and culture along its palm-tree lined length to Larnaca International Airport within the prime coastal tourist areas of Makenzy and Kastella beaches from one side and the land of Tomorrow development till Dhekelia on the other side.

The perfect main highways and easy reach to all the island's cities make it possible in short time to explore either buzzing seaside city of Limassol, renowned coastal resort of Ayia Napa or picturesque beauty waterfront life of Paphos, where you may find the lively Seafront Promenades. Combining wild beauty, with rocky cliffs in Paphos and history and culture with golden sand in Larnaca or benefit from busy non-ending life night of Ayia Napa or Limassol, depending on your preferences. Nature lovers will appreciate the beauty of the Troodos Mountains and the Akamas Peninsula and its hiking trails.

APHRODITE



# APHRODITE

Aphrodite, a beacon of modern living, seamlessly blends luxury and innovation. The project's private territory includes an underground parking complex and incorporates energy-efficient technologies and high-quality finishing materials, crafting a sophisticated and eco-conscious environment.

At the core of Aphrodite's allure are exclusive well-being amenities—an advanced spa center.

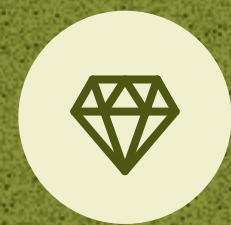
Aphrodite redefines residential living, harmonizing luxury, innovation, and health within its thoughtfully designed spaces. It represents a new standard where modernity, comfort, and exclusivity converge to create an exceptional living environment.



# INFRASTRUCTURE



Professional service



Quality finishing materials



Spa-center



Underground parking



Private territory of the complex





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# SWIMMING POOL

# INTERIOR DESIGN

The apartments at Aphrodite epitomize a luxurious lifestyle through their meticulously designed interiors of 33 one and two bedrooms' apartments (with internal area from 50 m<sup>2</sup> to 80 m<sup>2</sup>). With a keen focus on both aesthetics and functionality, these residences feature spacious layouts with balconies and roof gardens (with taken area from 20 m<sup>2</sup> to 55 m<sup>2</sup>, reaching total area of 155 m<sup>2</sup> of one apartment), high-quality finishing materials, and contemporary fixtures. Each detail has been carefully considered to elevate the standard of living, working and enjoying habitants' life not leaving the complex. The design seamlessly integrates with surrounding amenities, creating not just homes, but sanctuaries of opulence within Aphrodite.

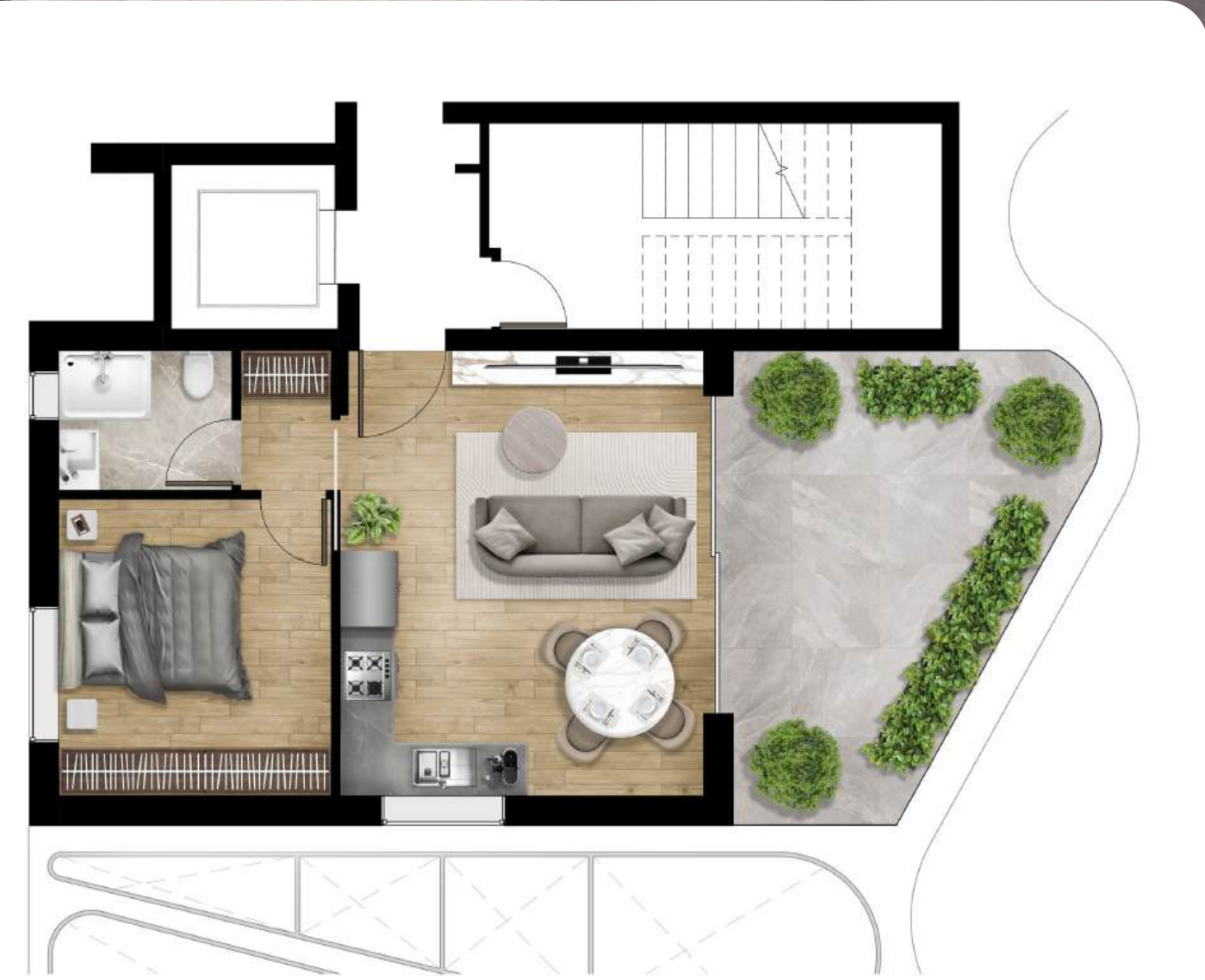


**100 m<sup>2</sup> covered area,  
incl. 20-30 m<sup>2</sup> verandas**

 **2 bedrooms**

28 units





**70 m<sup>2</sup> covered area,  
incl. 20 m<sup>2</sup> verandas**

 1 bedroom

5 units



**100 m<sup>2</sup> covered area,  
incl. 20-30 m<sup>2</sup> verandas**

 **2 bedrooms**





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# ROOF GARDEN

# FACILITIES

- AC
- Built-in kitchens and wardrobes
- Decorative false ceilings with minimum lamps appearing
- Large format elegant tiles on the floor from World brands
- Electric towel rails, for showers and baths
- Floor to ceiling window
- Seamless merges between dining and living areas
- Italian furniture with Scandinavian minimalism



# WHO WE ARE

With 15 years of experience abroad and first tallest building NOVEL TOWER raised in Larnaca in 2010 we became a pioneer of creating spaces for international head offices with unique combination of functionality, innovative technologies and safety.

Novel development is a property development holding brand based in Cyprus.

United in 2024 under one roof different developers, which specializes as in premium villas seashore and affordable downtown apartments with everything needed in-house for comfort living and investment as commercial facilities rent in key spots of main Cyprus cities, such as Larnaca, Paphos, Limassol.



15+

Years experience  
in real estate market

> 2 000

private houses,  
business centers,  
apartment houses

120 000 m<sup>2</sup>

Commercial and  
residential real estate  
worldwide

# WHAT WE DO

Development

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Adjustment to customer needs

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Project management

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Investments

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Credits and partly payments  
schedule

---

Property & facility management

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Migration services assistance

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Legal support

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CY residency permits



# CONTACTS



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