



global

Residences - Larnaca

Live. Work. Play.



THE PROJECT

WHY GLOBAL RESIDENCE

Global Residences is set in Pyla, a village on the outskirts of Larnaca, just 2 kilometers from a long stretch of fine sandy beach.

Larnaca International Airport is just a 15 minute drive away and Larnaca, with its wide variety of shops, bars and restaurants is just 10 minutes drive away. The resort is set on an incline providing wonderful views down towards the sea and Larnaca beyond. This village style complex offers the highest standard of accommodation with in excess of 6.000 square meters of landscaped gardens.

LIFESTYLE

Global Residences will undoubtedly be one of the most sought after developments in the Larnaca area. Not only is situated in an enviably convenient position with a wide and varied range of facilities but it offers one of the highest standards of accommodation available. Each of the buildings feature supreme Cypriot architecture with contemporary characteristics, with well designed and proportioned apartments.

THE RESIDENCE

PHASE C
240 Apartments

PHASE A
67 Apartments

CLUBHOUSE
Shops, Spa, F&B

PHASE B
113 Apartments



Green Area

Green Area

Green Area

Green Area

3



CHARACTERISTICS

THE PROJECT

BEDROOMS: **1 - 3**

COVERED AREAS: **52 - 105 m²**

ROOF GARDEN: **28 - 42 m²**

SWIMMING POOL: **Communal**

COMPLETION: **DECEMBER 2025**

STANDARD FACILITIES AVAILABLE THROUGH AQUA RESIDENCE

Communal modern Swimming Pools

Gated Community

High Speed Internet Access in communal area

Extended Garden Areas and Playgrounds

Outstanding construction quality,
by Internationally recognised ISO standards

Modern Architecture



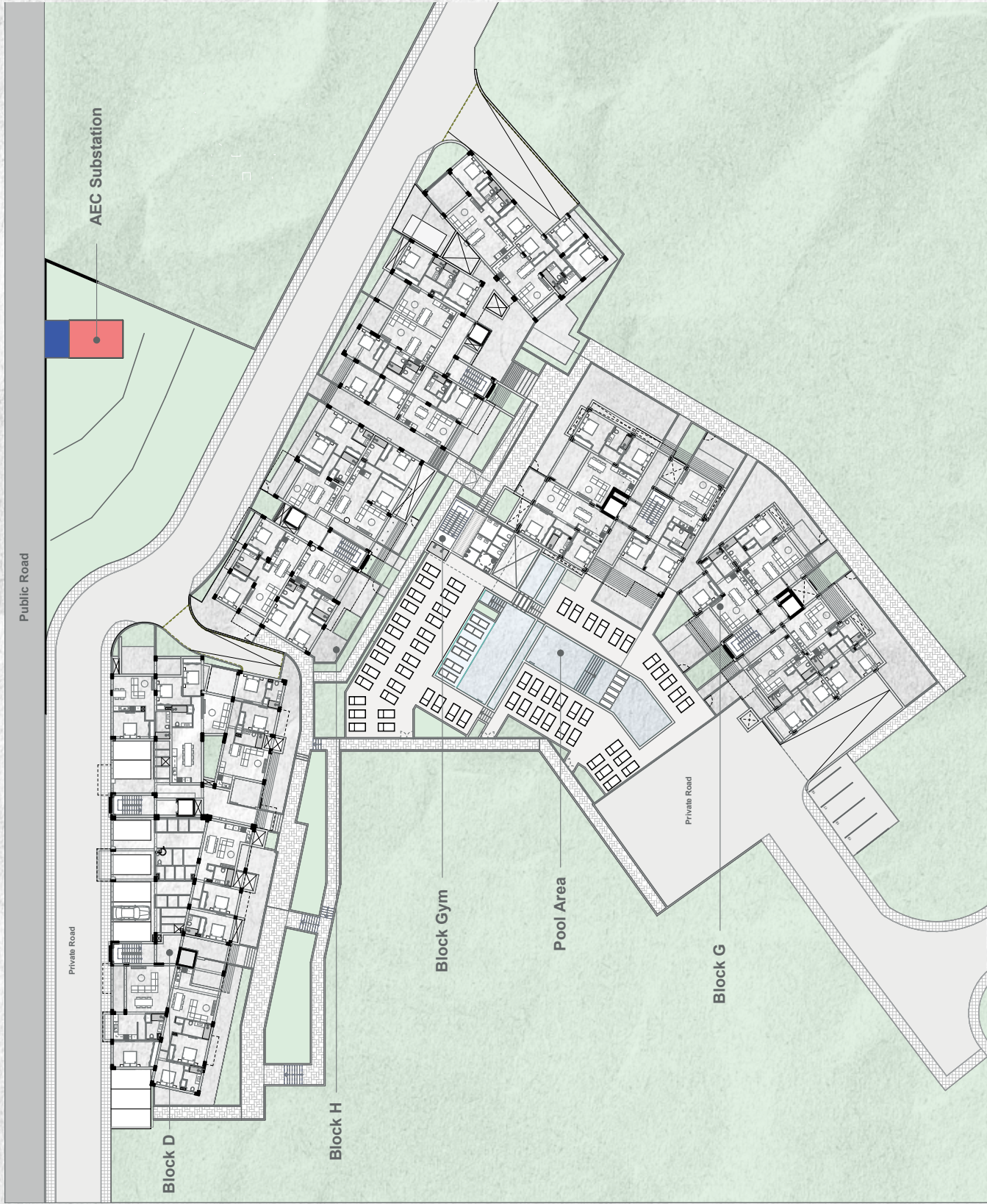




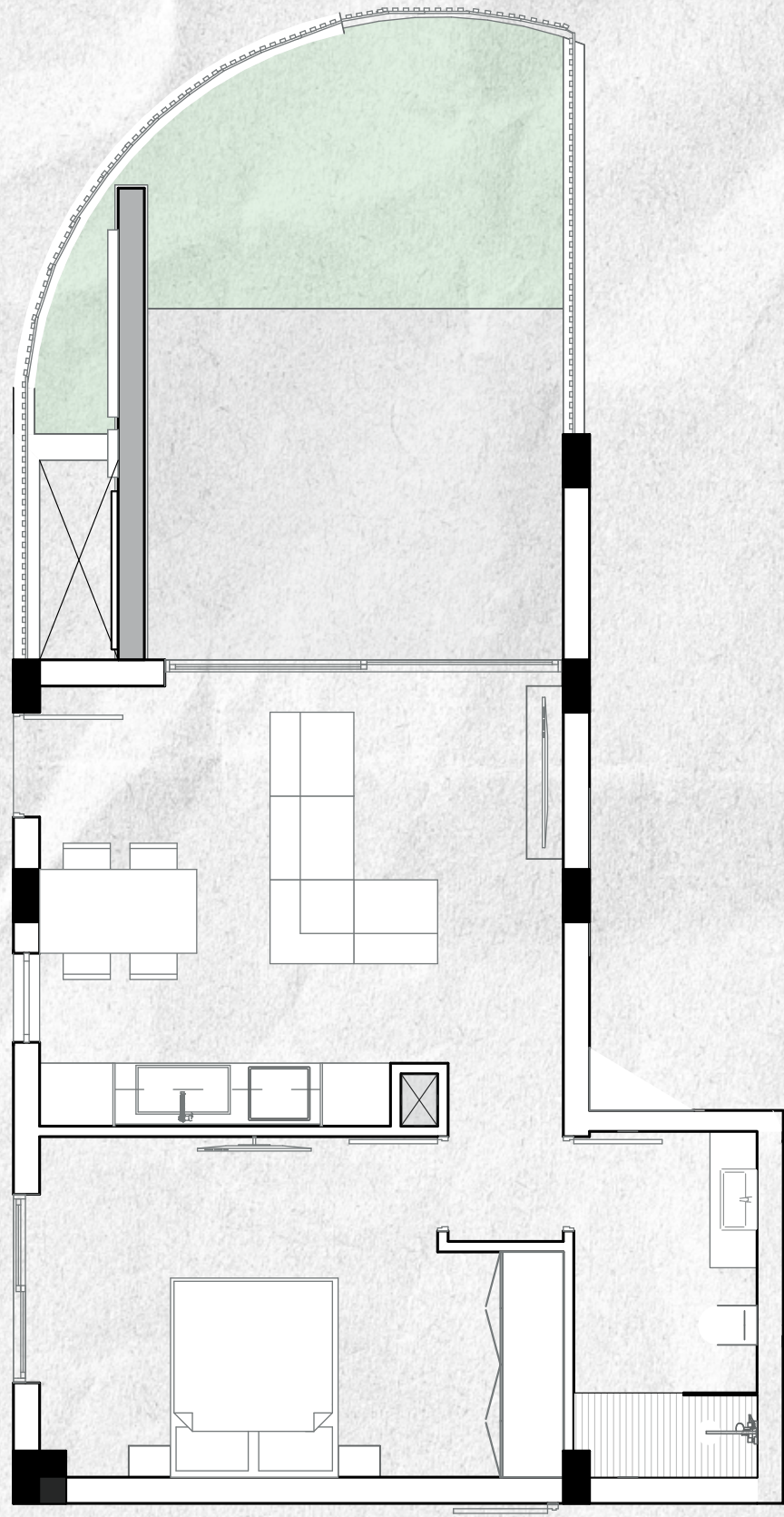
ARCHITECTURE PLANS

MASTERPLAN

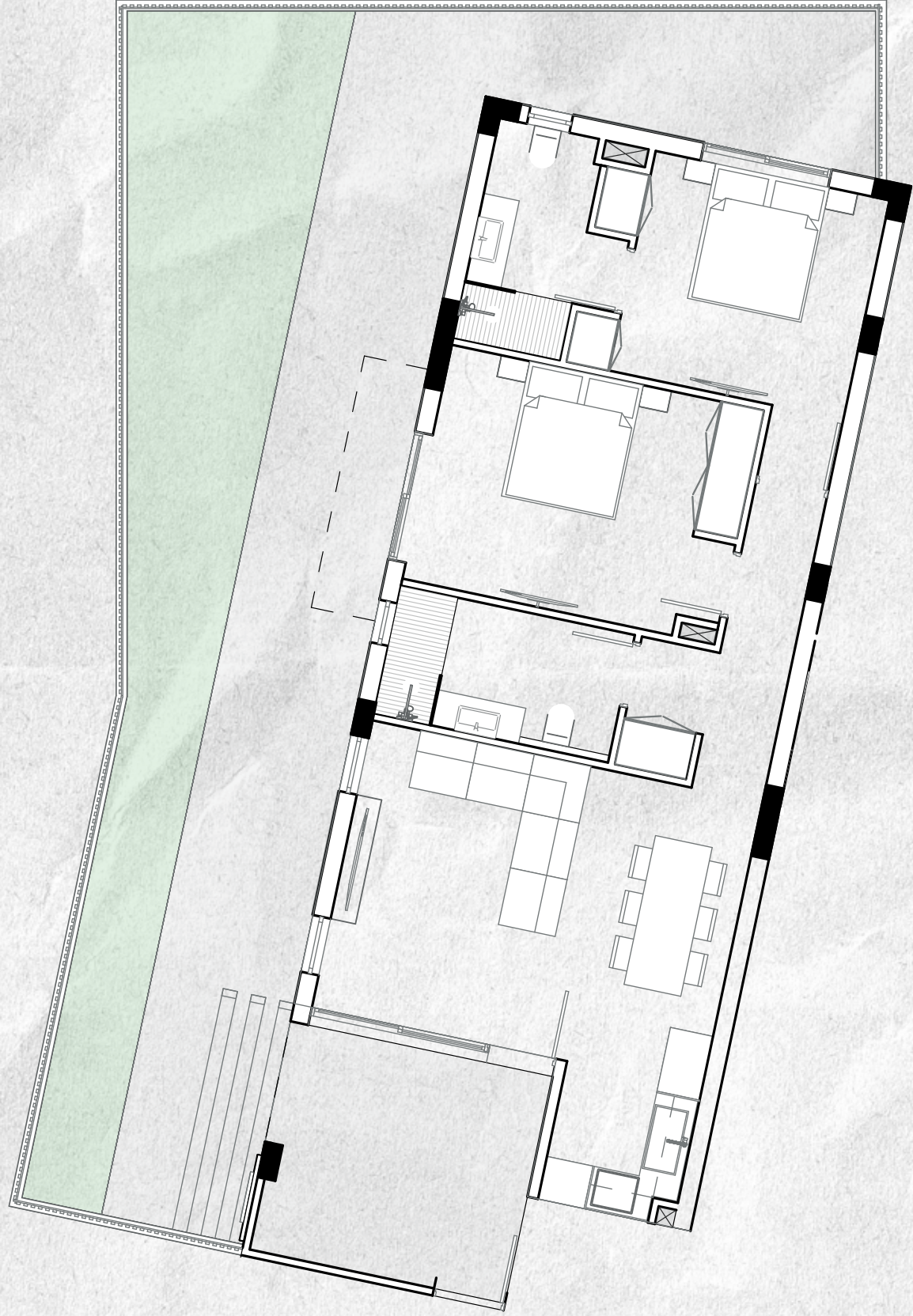
/ PLANS - GLOBAL RESIDENCES



TYPICAL 1 BEDROOM APARTMENT



TYPICAL 2 BEDROOM APARTMENT





PYLA

If you need a beautiful coastal area to live in and at the same time you don't want to lose the privileges that the city centre has to offer, Pyla is your "place to be"! Pyla is a province of Larnaca known for its beautiful beaches, which also offers a number of other amenities such as nice restaurants, cafes and bars, as well as mini markets, grocery stores etc. that will make your life easier either you are permanent resident or not.

The village has its own beautiful coastline, offering a variety of beach activities, but is also only 2.5km away from the Blue Flag beaches of Cyprus Tourism Organisation, Phinikoudes and McKenzie, the most famous beaches of Larnaca.

Pyla also has easy access to the highway, to Cyprus International Airport (less than 10m drive) and to shopping malls. Its distance from University of Central Lancashire is only 850m and it is only a few minutes away from many English High Schools. The amazing

new Ayia Napa Marina is only 22km away and of course we should not forget to mention the new Larnaca Marina, a great project under development which will transform the area to a unique all-year-round destination with cosmopolitan atmosphere and a variety of facilities for its guests, and all that only 8.5 km away from Pyla.

Last but not least, are the sites of historical interest that the village has to offer, such as the Cultural Centre, the Folk Art Museum, the Turkish Cypriot Mosque and the Medieval Tower.

In conclusion, Pyla is the ideal place for those seeking either a summer beach house or a quiet village for permanent residence, not detached though from the big city and all its advantages.ence!







HIGH RENTAL YIELDS

**With the leading vacation rental suppliers
of the South East Cyprus.**

Real estate industry experts are in no doubt that the property market in Cyprus is experiencing a welcome upturn. Despite the difficulties of the past, the market is beginning to experience new buoyancy and this is clearly reflected in the confidence of leading developers such as Giovanni Group.

With so many projects already under construction and numerous completed builds, it is abundantly clear that the industry is on the verge of a new growth spurt. While no one can argue that prices did fall in previous years, this has only served to create some great opportunities for any astute investors who are prepared to grasp them.

Investing in buy-to-let property in Cyprus, whether as a means to finance a personal holiday home purchase or as an intentional investment strategy, now makes extremely sound sense. Apart from the obvious and hectic expansion in the Island's tourism industry.

EU membership can only be good news for property buyers and investors in Cyprus and the country's expedient recovery from its financial difficulties speak for themselves. Through creating a more stable financial environment and ushering in positive reforms within the real estate industry, EU membership is certain to be a major contributing factor in this continuously improving sector.

Concerning holiday locations, Cyprus has a huge advantage over the competition, where EU visitors are concerned both in terms of freedom of access and European standards. The warm climate, friendly people and low crime, all contribute towards making our country one of the most attractive holiday destinations.



TOP
BUY-TO-LET
DESTINATION



4 MILLION
VISITORS IN 2022



20,231
NUMBER OF TOURIST
ACCOMMODATION KEYS
INCLUDING LISTED
& NON LISTED



LEADING
RENTAL COMPANY
IN SOUTH EAST



MANAGING
MORE THAN
200 PROPERTIES
GUARANTEED
RENTAL YIELDS

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