



# SUN VALLEY

R E S I D E N C E S



**marinakis**  
PROPERTY DEVELOPERS



Welcome to Sun Valley,  
the ultimate high-end coastal living.





# DESCRIPTION

An exclusive development of modern high-end residences located in the popular Larnaca bay – in close proximity to Larnaca’s beach road. Proudly developed by Marinakis Property Developers, a company with over 40 years of experience in the industry. Sun Valley residences are located in a well-organised residential area within walking distance to Larnaca’s blue flagged beaches, ideal for permanent residency, summer vacations, as well as investment opportunity.

# DESIGN

A stunning modern collection of 15 modern detached residences, each of them set in a spacious plot in one of the safest residential areas in Larnaca. The development offers the options of 3- & 4-bedroom residences and it is designed as a gated community with limited access to only residents and verified guests. The Sun Valley residences floorplans feature an open-plan layout for living and dining area, separated kitchen area, laundry room and guest toilet on the ground floor. The first-floor layout consists of a master bedroom, main bathroom\* and ensuite option\* for all bedrooms as well as roof garden option\*.

\*Ask the sales representative for availability

Scan the QR code and step into a world of luxury coastal living at Sun Valley Residences.



# FEATURES

Our Energy Efficiency rated A residences come with a range of features designed to enhance a luxury lifestyle and make your everyday life comfortable and convenient. Inside, the residences feature, kitchen cabinets with soft-closing mechanism and granite counters, floor-to-ceiling double-glazed windows, fireplace, marble staircases, floor-to-ceiling wardrobes, and wall-mounted toilets. While the outside features include private pool, patio, BBQ area, landscaped gardens and natural local stone decoration which provides the finishing touch to a dream high-end coastal home. All residences include solar panels for water heating and water pressuring system as well as PV plants provisions to maximise the sustainability of your new home.

Scan the QR Code to view floorplans





# LOCATION

Sun Valley residences offer a prime location for those seeking both relaxation and convenience. Situated in a peaceful residential area, it is just a short stroll away from Larnaca beach road where a variety of restaurants, cafes and amenities are available. The development is within walking distance to Larnaca blue-flagged beaches and provides easy access to the highway. Sun Valley residences offer the opportunity to live in this sought-after location, with easy access to the city centre, new marina, and highway. The new marina is just a 10-minute drive away while the city centre about 12-minute drive.

Larnaca, located on the southern coast of Cyprus, is a beautiful city that seamlessly blends history with modernity. The city is famous for its blue-flagged beaches, palm-tree-lined promenades, and an upcoming multi-million Larnaca marina development project.



Scan the QR Code to view the location on Google Maps







## LIFESTYLE

Sun Valley residences offer a high-end and exclusive lifestyle for those seeking permanent residency or long-term rental options in one of the most sought-after neighbourhoods in the region situated in a quiet and peaceful area.

The private road and gated entrance ensure that residents can enjoy the utmost privacy and security, while still being just a short distance away from all the amenities and attractions. The area is home to some of the finest restaurants, cafes, and shops, making it a perfect destination for those seeking a cosmopolitan lifestyle. The high-end lifestyle at Sun Valley residences is designed for those who appreciate the finer things in life, with elegant and modern residences that are fitted with the latest technology and luxury finishes for a comfortable and convenient everyday life.

## DISTANCES

### TO AMENITIES

- Larnaca's Blue Flag Beach — 2 Mins
- Larnaca Marina — 10 Mins
- City Centre — 12 Mins
- Hospital — 12 Mins
- Airport — 17 Mins
- Mall — 16 Mins

### TO CITIES

- Nicosia — 30 Mins
- Limassol — 45 Mins
- Paphos — 1h 15 Mins
- Ayia Napa — 20 Mins





**KITCHEN**  
The heart of every home.



**LIVING & DINING AREA**  
Enjoy the abundance of natural light that streams through the floor-to-ceiling windows.





**LIVING & DINING AREA**  
Create lifelong memories.



**MASTER BEDROOM**  
Elegance.



**ENSUITE BEDROOM**  
Comfort.



**MAIN BATHROOM**

**ENSUITE BATHROOM**



## ROOF GARDEN

Private outdoor sanctuary with breathtaking panoramic views.





## CONTACT US

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**SUN VALLEY**  
RESIDENCES



**marinakis**  
PROPERTY DEVELOPERS

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