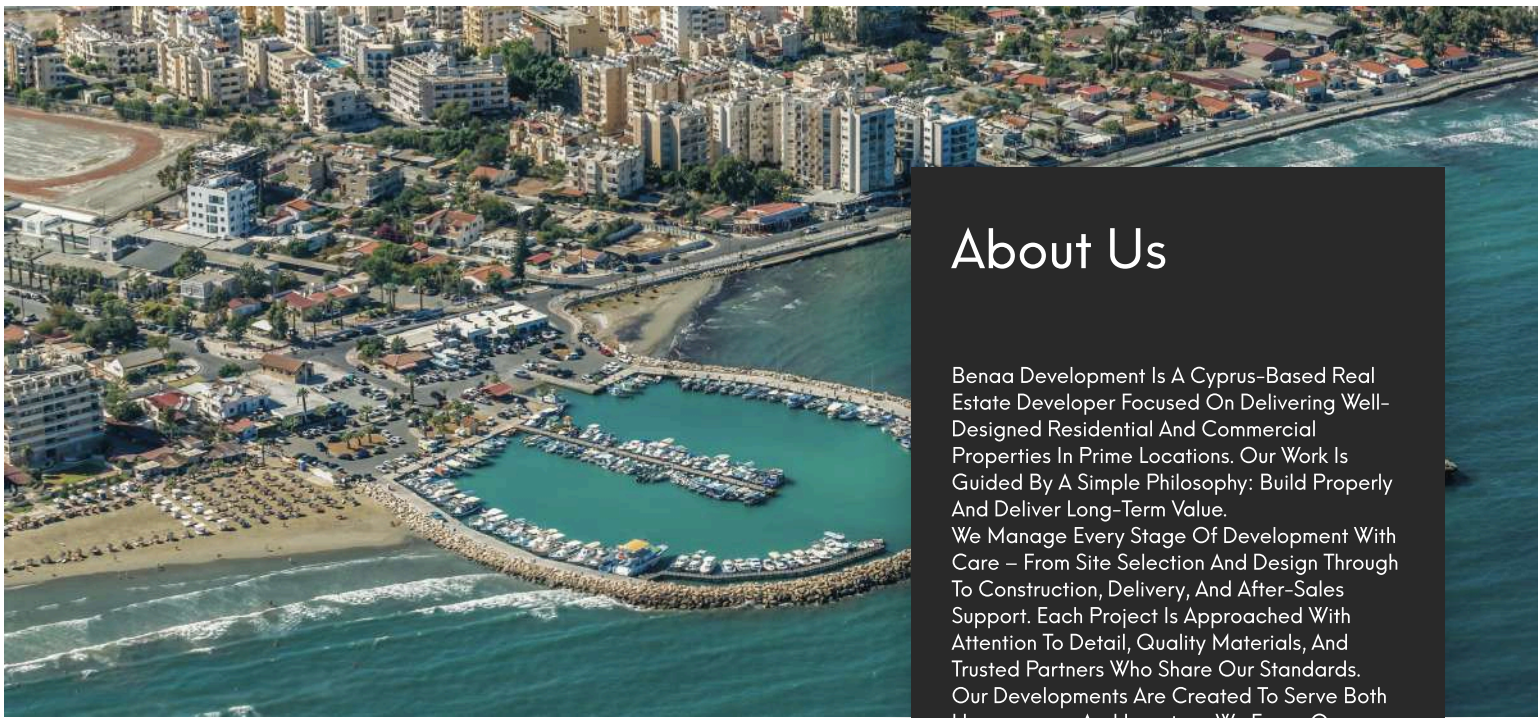


BENAA DEVELOPMENT
BUILDING THE FUTURE

BENAA 101

Residential Building — Larnaca, Cyprus By Bena Development LLC



About Us

Bena Development Is A Cyprus-Based Real Estate Developer Focused On Delivering Well-Designed Residential And Commercial Properties In Prime Locations. Our Work Is Guided By A Simple Philosophy: Build Properly And Deliver Long-Term Value.

We Manage Every Stage Of Development With Care – From Site Selection And Design Through To Construction, Delivery, And After-Sales Support. Each Project Is Approached With Attention To Detail, Quality Materials, And Trusted Partners Who Share Our Standards. Our Developments Are Created To Serve Both Homeowners And Investors. We Focus On Functional Layouts, Durable Construction, And Locations With Proven Demand, Making Sure Our Properties Remain Relevant And Valuable Over Time.

Building The Future



Location

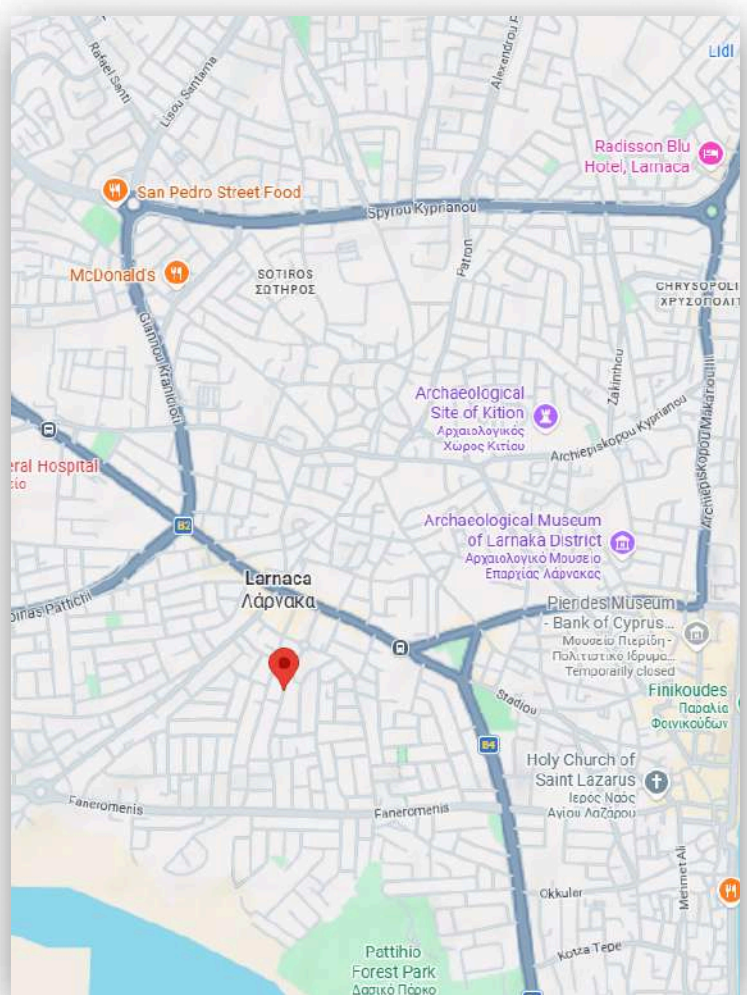
BENAA 101 Is Located In Faneromeni, One Of Larnaca's Most Established And Sought-After Residential Neighbourhoods. Known For Its Balance Of Calm Living And City Convenience, The Area Appeals To Families, Professionals, And Investors.

From This Central Location, Residents Enjoy Quick Access To The City Centre, Finikoudes Beach, Major Shopping Destinations, Hospitals, And Educational Institutions.

Larnaca International Airport Is Only Minutes Away, Making Travel Easy And Efficient For Both Residents And International Buyers.

Faneromeni Stands Out For Its Consistent Demand And Limited New Supply, Making It A Strong Choice For Long-Term Ownership And Financial Investment. The Neighbourhood Combines Local Character With Modern Infrastructure, Offering A Lifestyle That Is Practical, Connected, And Future-Focused.

BENAA 101 Places You In A Location That Works Today, And Continues To Perform Tomorrow.



Landmarks

- Larnaca International Airport – 10 Minutes
- Saint Raphael Hospital – 4 Minutes
- Larnaca General Hospital – 5 Minutes
- Metropolis Mall – 7 Minutes
- Finikoudes Beach – 8 Minutes
- AEK Arena – 7 Minutes
- American University Of Cyprus (AUCY) – 10 Minutes

[Click here for exact Location](#)





The Project



01

BENAA 101 Is A Contemporary Residential Building Designed For Modern Urban Living In Larnaca. The Project Offers A Carefully Planned Selection Of Apartments, Each Created To Maximise Comfort, Efficiency, And Long-Term Value.



02.

The Building Combines Clean Architectural Lines With Durable Construction And Practical Layouts. Natural Light, Functional Spaces, And High-Quality Finishes Are Central To Every Apartment.



03.

Whether Purchased As A Primary Residence, A Second Home, Or An Investment Property, BENAA 101 Offers Flexibility And Confidence – A Project Built To Meet Today's Needs While Remaining Relevant For Years To Come.



04.

Designed With Both Lifestyle And Longevity In Mind, BENAA 101 Places Equal Importance On How A Space Feels And How It Performs Over Time. Thoughtful Layouts, Durable Materials, And Attention To Detail Ensure Each Apartment Remains Practical, Comfortable, And Easy To Maintain.

Kitchens & Wardrobes

- Custom-Designed Kitchens And Wardrobes
- Italian Soft-Close Mechanisms
- Granite Kitchen Worktops
- Full Appliance Provision Space

Bathrooms

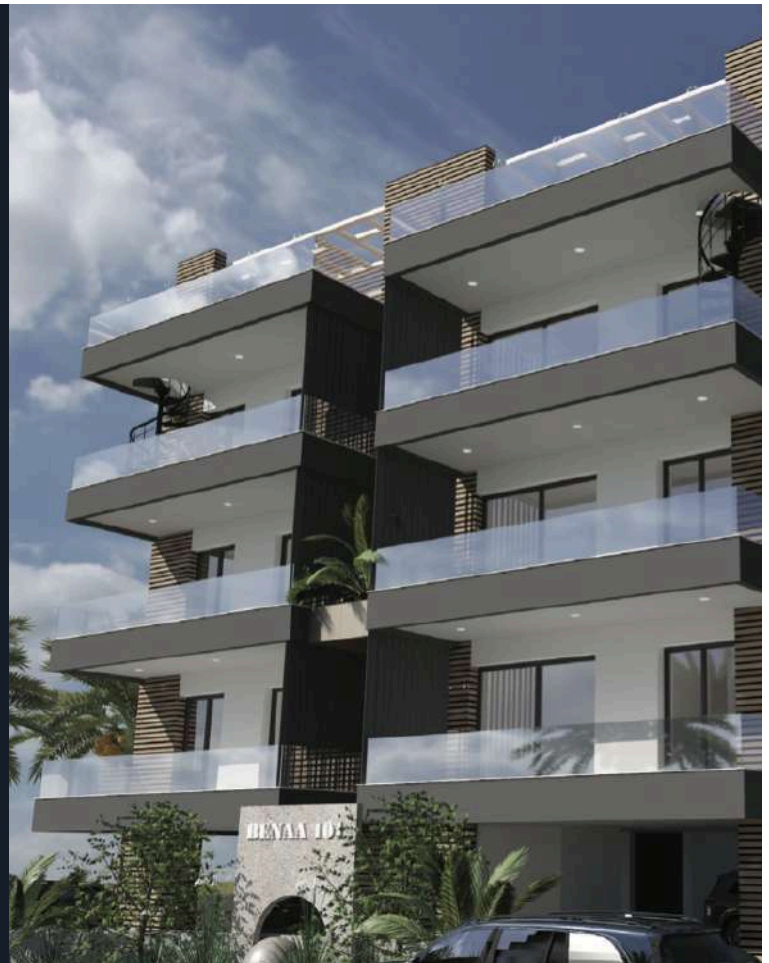
- Ideal Standard Sanitary Ware
- Grohe Mixers
- Wall-Hung WC Systems

Mechanical & Electrical

- Copper Electrical Cabling Throughout
- Video Entry System
- Provisions For Air-Conditioning Units
- Energy-Efficient Lighting Systems

Common Areas

- Elevator With Roof Access
- Photovoltaic System For Common Areas
- Electric Vehicle Charging Provisions
- Landscaped External Areas And Parking



Building Specifications

Apartment No.	Floor	Size (M2)	Bedroom
101	1st	75	2
102	1st	75	2
103	1st & 2nd	85	2 Duplex
201	2nd	75	2
202	2nd	75	2
303	3rd	75 & 55	2 & Terrace
302	3rd	75 & 55	2 & Terrace
301	3rd	38	1

Construction & Structure

- Reinforced Concrete Structure Built To Eurocode And Cyprus Seismic Standards
- High-Tolerance Construction With Strict Inspections At Every Stage
- Anti-Termite Foundation Treatment

Thermal & Waterproofing

- Full Thermal Insulation In Compliance With Cyprus Energy Performance Laws
- Multi-Layer Waterproofing Systems For Roofs, Terraces, Balconies, And Wet Areas
- 72-Hour Flood Testing For Roof Terraces

Exterior & Façade

- High-Quality External Plaster And Paint
- Architectural Cladding Details As Per Design
- Aluminum Thermal Systems With Double-Glazed Glass

Interior Finishes

- Large-Format Ceramic Floor Tiles
- Full-Height Bathroom Tiling
- Premium Paint Finishes Throughout



Two Bedrooms Duplex |
Size: 85sqm



Two Bedrooms With Terrace |
Size: 75+55sqm





Two Bedroom Apartments |
Size: 75sqm



One Bedroom Apartment |
Size: 37sqm

Payment Plan

Designed For Clarity And Flexibility:

- Reservation – 2%
- Sales Contract Signature – 28%
- Structure Completion (Concrete) – 30%
- Blackwork Completion – 20%
- Tiling Works Completion – 10%
- Final Delivery – 10%



Why Invest In Cyprus?

- Strategic Location At The Crossroads Of Europe, Asia, And Africa
- Stable Economy With Steady Growth
- Attractive Tax Environment For Individuals And Investors
- High Demand For Residential Property In Key Urban Areas
- English Widely Spoken And Business-Friendly Environment
- Strong Rental Yields In Major Cities Such As Larnaca





BENAA DEVELOPMENT
BUILDING THE FUTURE

www.benaadevelopment.com