

DUAL

MIRA

LIVADIA – LARNACA



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DUAL MIRA draws inspiration from the concept of reflection, with its name rooted in the idea of a mirror.

The development is thoughtfully designed as two identical buildings perfectly positioned as reflections of one another, framing a central swimming pool that forms the heart of the project. This architectural symmetry creates a sense of *balance*, *harmony*, and *refined simplicity*.



EFFORTLESSLY EXCLUSIVE, NATURALLY REFINED

Set in the peaceful area of Livadia,
just a short drive from the coastline and the lively center of Larnaca,
this gated community combines modern architecture with beautifully landscaped surroundings.
Featuring a selection of one-, and two bedroom residences,
MIRA offers high-end amenities including a swimming pool with
outdoor lounge areas, and a dedicated BBQ zone.
With bright interiors and spacious communal areas,
it delivers a lifestyle defined by comfort, wellness, and effortless living.





A Great Place to Live — and Invest

Livadia continues to grow as one of Larnaca's most desirable residential areas, making DUAL MIRA a smart choice for both homeowners and investors.

Whether you're looking for your own home, a rental opportunity, or a long-term investment the combination of location, modern design, and quality living offers lasting value. Built for today's lifestyle, with the future in mind.





Spaces to Relax & Enjoy

At DUAL MIRA, everyday moments feel a little more special.

The common pool and BBQ area are designed for slow mornings relaxed afternoons, and easy evenings with family and friends.

Whether you're enjoying a quiet coffee outdoors or gathering around the BBQ the spaces are made to feel comfortable, welcoming, and effortless.

A place where you can truly slow down, connect, and feel at home.



STEP INSIDE ELEGANCE

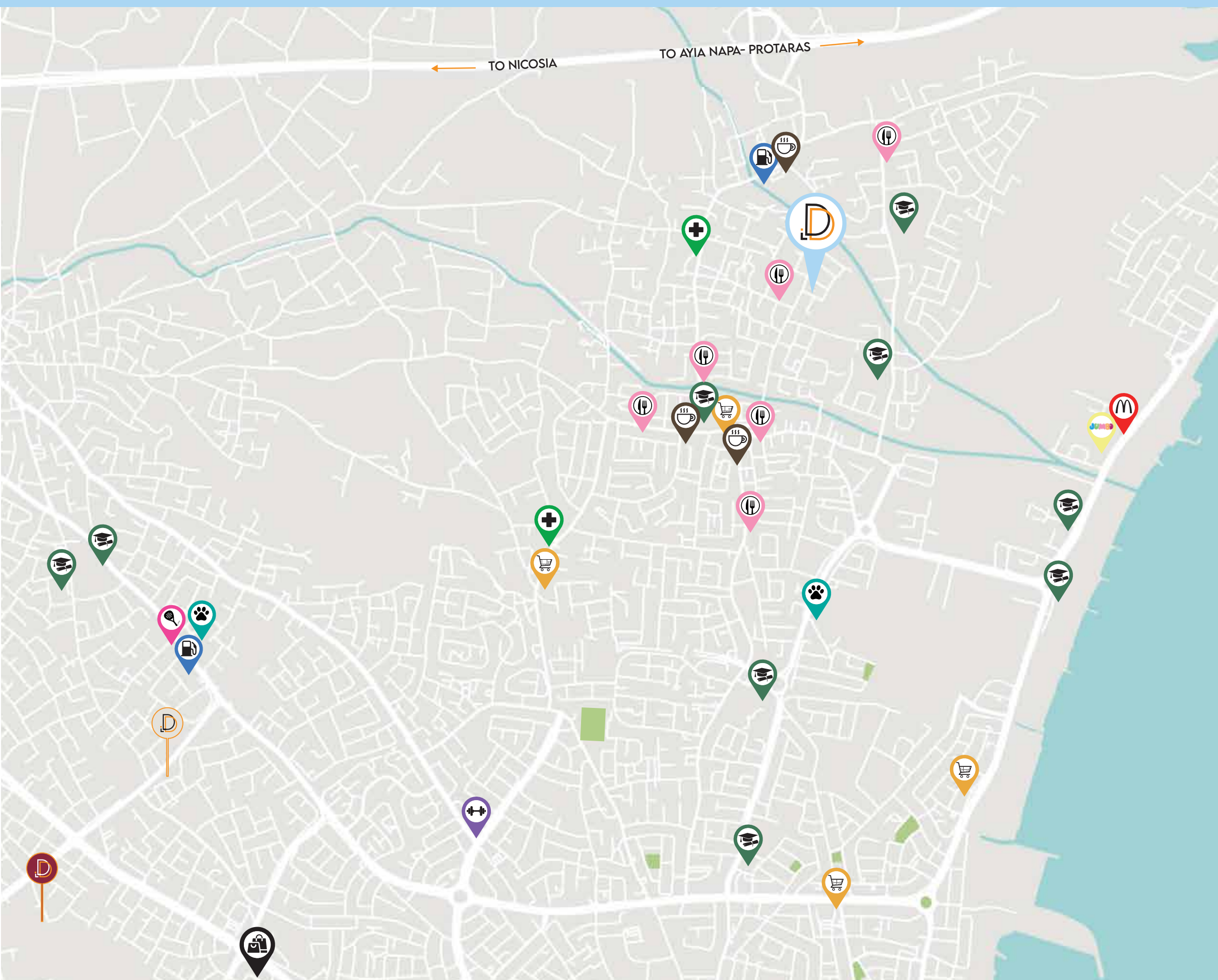






MAP OF THE AREA

-  DUAL MIRA
-  DUAL LUMINA
-  DUAL AMARA
-  School / Education
-  Restaurant / Tavern
-  Cafe
-  Pharmacy
-  Shopping / Groceries
-  Petrol Station
-  Gym
-  Padel Club
-  Jumbo
-  McDonalds
-  Metropolis Mall
-  Pet Care



BEACH
3 minutes

LARNACA HARBOUR
6 minutes

METROPOLIS MALL
14 minutes

FINIKOUEDES BEACH
12 minutes

LARNACA AIRPORT
15 minutes

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOFGARDEN FLOOR



UNIT	TYPE	BEDS	BATHS	LIVING AREA	VERANDA AREA	ROOF GARDEN	STORAGE	COVERED PARKING	TOTAL AREA
101	Standard Apartment	2	2	75.15m ²	15.80m ²	–	✓	✓	90.95m ²
102	Standard Apartment	1	1	53.95m ²	20.85m ²	–	✓	✓	74.80m ²
103	Standard Apartment	1	1	50.95m ²	13.95m ²	–	✓	✓	64.90m ²
104	Standard Apartment	1	1	50.95m ²	13.30m ²	–	✓	✓	64.25m ²
105	Standard Apartment	2	2	75.80m ²	15.90m ²	–	✓	✓	91.70m ²
201	Standard Apartment	2	2	75.15m ²	11.10m ²	–	✓	✓	86.25m ²
202	Standard Apartment	1	1	54.75m ²	65.70m ²	–	✓	✓	120.45m ²
203	Standard Apartment	1	1	52.00m ²	11.20m ²	–	✓	✓	63.20m ²
204	Standard Apartment	1	1	52.45m ²	34.60m ²	–	✓	✓	87.05m ²
301	Penthouse	2	2	75.15m ²	17.65m ²	73.85m ²	✓	✓	166.65m ²
302	Penthouse	1	1	54.75m ²	20.05m ²	67.20m ²	✓	✓	142.00m ²
303	Penthouse	1	1	52.00m ²	9.20m ²	65.20m ²	✓	✓	126.40m ²
304	Penthouse	1	1	52.45m ²	13.90m ²	46.55m ²	✓	✓	112.90m ²

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WE DESIGN • WE DEVELOP • WE DELIVER



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