ODE

RECIDENCES



praxisenergo.com

ODE

RECIDENCES

ODE offers a unique living experience in the heart of greater Larnaca, combining convenience with a peaceful, family-friendly environment. Located in Aradippou, a sought-after neighborhood known for its calm streets and accessibility, residents enjoy nearby schools, kindergartens, shops, and essential services just a few meters away.

This boutique development comprises three floors and a total of nine thoughtfully designed apartments. Six of the residences feature two bedrooms, while the remaining three are one-bedroom units, a main bathroom, an en-suite, dedicated parking, and storage space.
The top-floor apartments boast exclusive rooftop gardens, ideal for outdoor relaxation and entertaining. With meticulous attention to detail, ODE Residences combines modern design, high-quality materials, and smart layouts to create a comfortable, stylish, and welcoming living environment.

THE HISTORY BEHIND, THE PROJECT'S NAME

We named our project ODE for reasons that embrace both history and art. The building stands between two significant references: it faces the Heroes' Monument in Aradippou and is located on Zalongou Street, a reminder of moments of sacrifice in Greek history. The name serves as a quiet tribute—a homage to memory, to sacrifice, and to the dignity with which this place endures and moves forward.

At the same time, the word "Ode" (from the ancient Greek "ᾠδή") refers to a poetic composition dedicated to something noble, beautiful, and worthy of admiration. In ancient times, odes praised gods, human virtues, and great achievements—expressing deep respect and awe through art.

Our project carries this name because it is more than just a building: it is an ode to modern living, to architecture that respects and enhances its surroundings, and to quality and aesthetics. Every line, every space, every detail has been carefully crafted, like a verse in an ode.

PROJECT **CHARACTERISTICS**



SECURE AND PRIVATE ENTRANCE
A single, unified entrance enhances safety for all residents. The main entry covers the entire frontage towards the parking area with electric gates and an intercom system. Additionally, a second intercom controls access to the building and stairwell, providing an extra layer of security.

PRIVATE GREEN SPACES
Each apartment features landscaped areas and planters on the terraces, offering privacy while enhancing the aesthetic appeal and comfort of outdoor living spaces.

WARM AND ELEGANT TERRACE DESIGN
Terrace ceilings are finished with fire-resistant wood-look materials, creating a cozy atmosphere while adding to the visual elegance of each home.

EXCLUSIVE ROOF GARDENS
The three third-floor apartments boast private roof gardens, accessible directly from their terraces via elegant staircases. The two two-bedroom penthouses feature spacious rooftop areas with storage, a utility room, and a bathroom, while the one-bedroom apartment offers a rooftop toilet. These versatile rooftop spaces can be tailored to suit your lifestyle, whether as a stylish office, a cozy kitchenette, or additional storage. Each of the two penthouse apartments also comes with two dedicated parking spaces, completing the ultimate urban living experience.

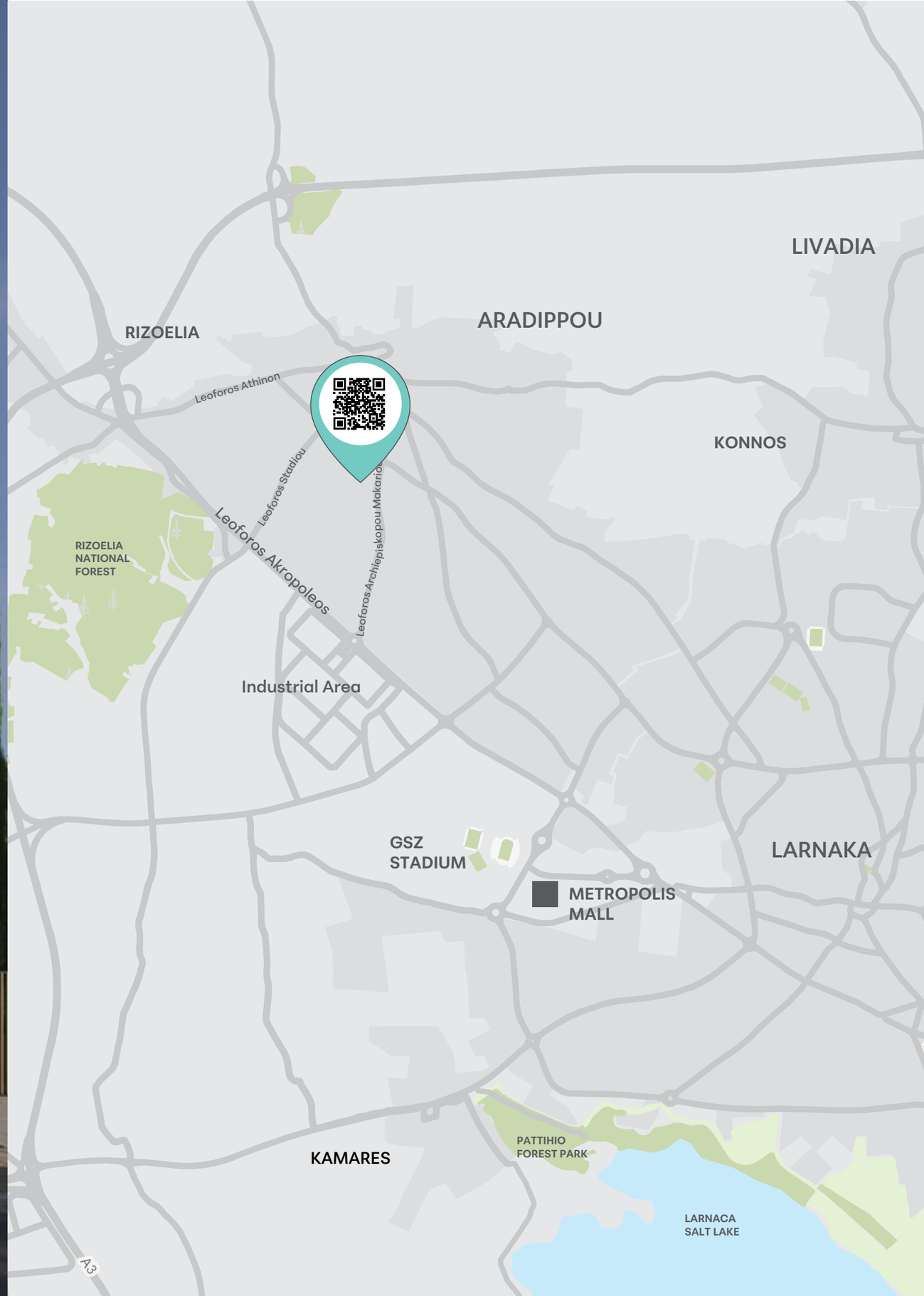


PROJECT **LOCATION**

ODE

RECIDENCES

Zalongou Str., 7103
Aradippou, Larnaca, Cyprus



Architecture & Structural Integrity

ODE Residences has been designed with timeless architectural elegance, blending contemporary lines with functional layouts. The building is constructed with reinforced concrete of the highest quality, fully compliant with Cyprus' strict seismic regulations, ensuring durability and safety for generations to come. The external shell is protected with advanced thermal insulation systems, while waterproofing and soundproofing measures guarantee long-lasting comfort.



Energy Efficiency & Sustainability

This development embraces sustainability with integrated external thermal insulation, extruded polystyrene protection, and double-glazed, energy-efficient aluminum windows. Each apartment includes photovoltaic panels, provisions for electric car charging, LED lighting, and smart home systems for water heating and automation. These features not only reduce environmental impact but also ensure long-term energy savings for residents.



Interior Design & Customization

Every home is designed with flexibility in mind, offering buyers the opportunity to personalize finishes. Choices include premium laminate or ceramic flooring, contemporary European melamine kitchens with soft-closing systems, branded sanitary ware, and modern bathroom furniture. Wardrobes and interior doors are crafted with attention to detail, while elegant ceramic countertops and integrated lighting add a refined touch.



Outdoor Living

Spacious verandas and private roof gardens extend the living space outdoors, creating a perfect setting for relaxation or social gatherings. Selected apartments feature outdoor kitchen areas, marble window sills, and decorative wooden-style ceiling finishes for a warm, natural look. With unobstructed views and thoughtfully designed landscaping, residents enjoy the best of Mediterranean outdoor living.



Technology & Smart Features

Future-ready infrastructure ensures that ODE Residences meets the demands of modern life. Apartments are equipped with provisions for high-speed internet, structured cabling, intercom systems with video functionality, and USB charging points in every room. Smart switches, cable TV connections, and split-unit air conditioning provisions ensure convenience and comfort, while ensuring adaptability to future technologies.



A Home Built to Last

ODE Residences combines superior European materials, innovative building methods, and a dedication to sustainability. From energy-saving construction to carefully crafted interiors and beautifully designed outdoor spaces, every detail has been considered to create a home that is elegant, functional, and future-proof.





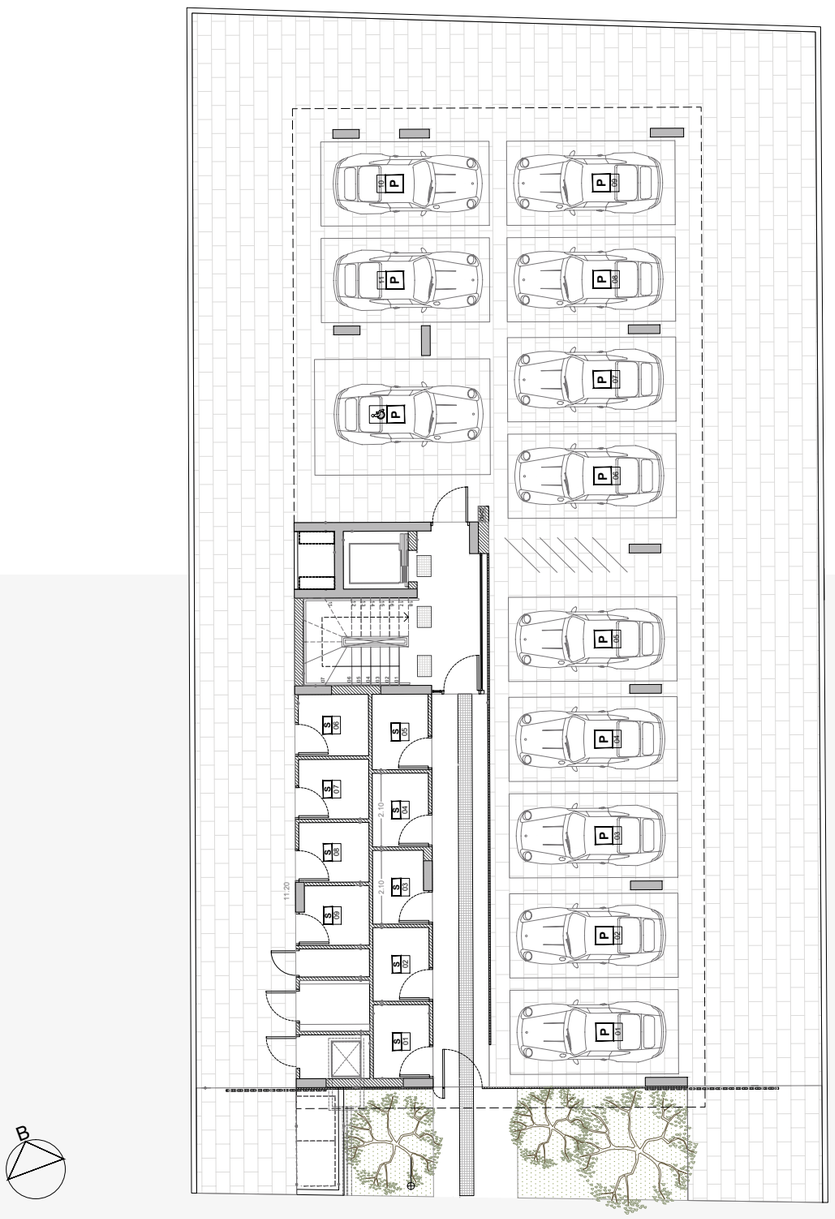






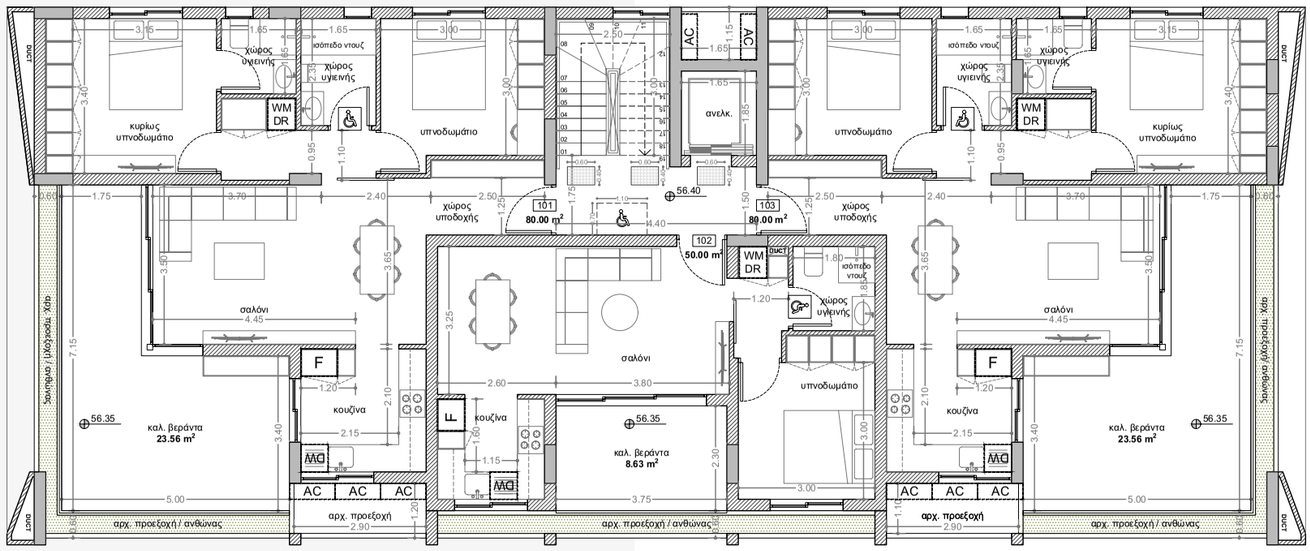




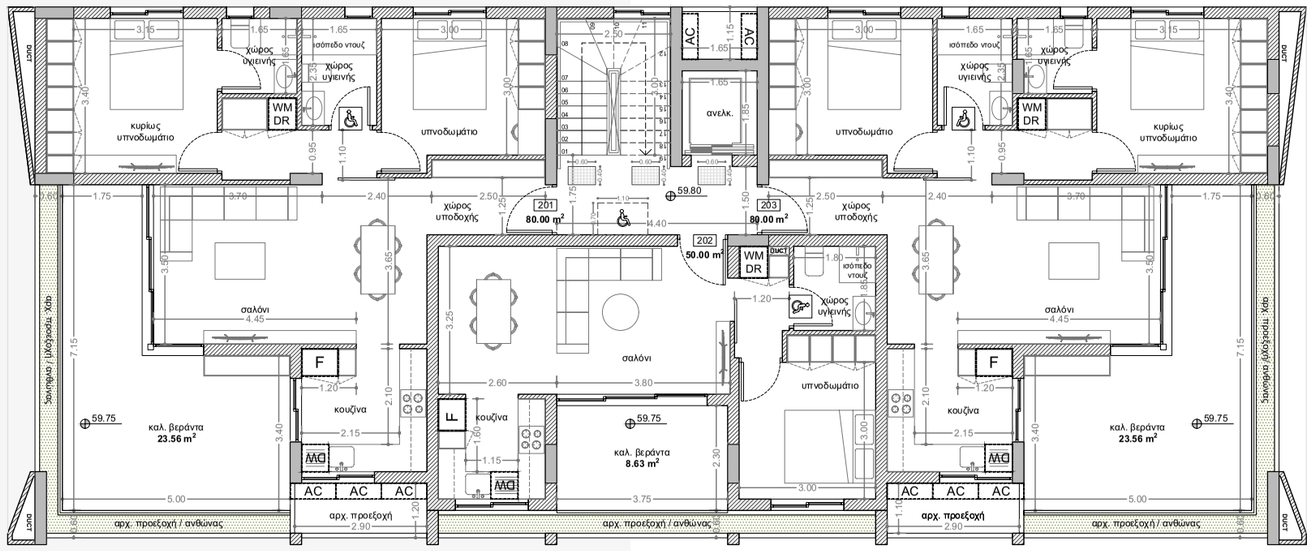


TOP VIEW - GROUND FLOOR

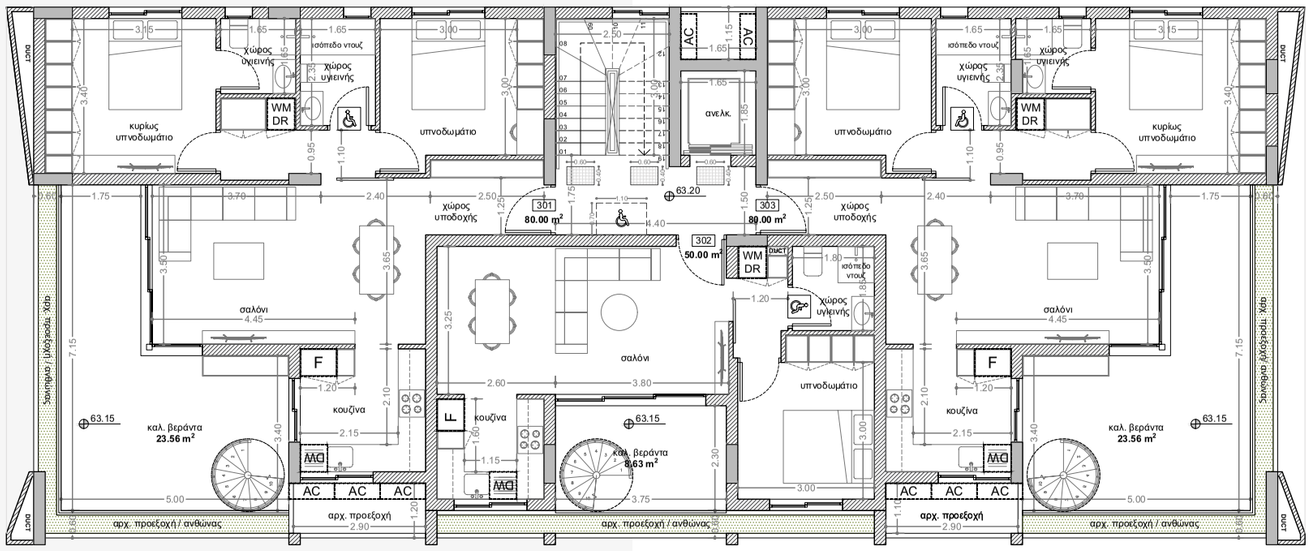
TOP VIEW - 1ST FLOOR



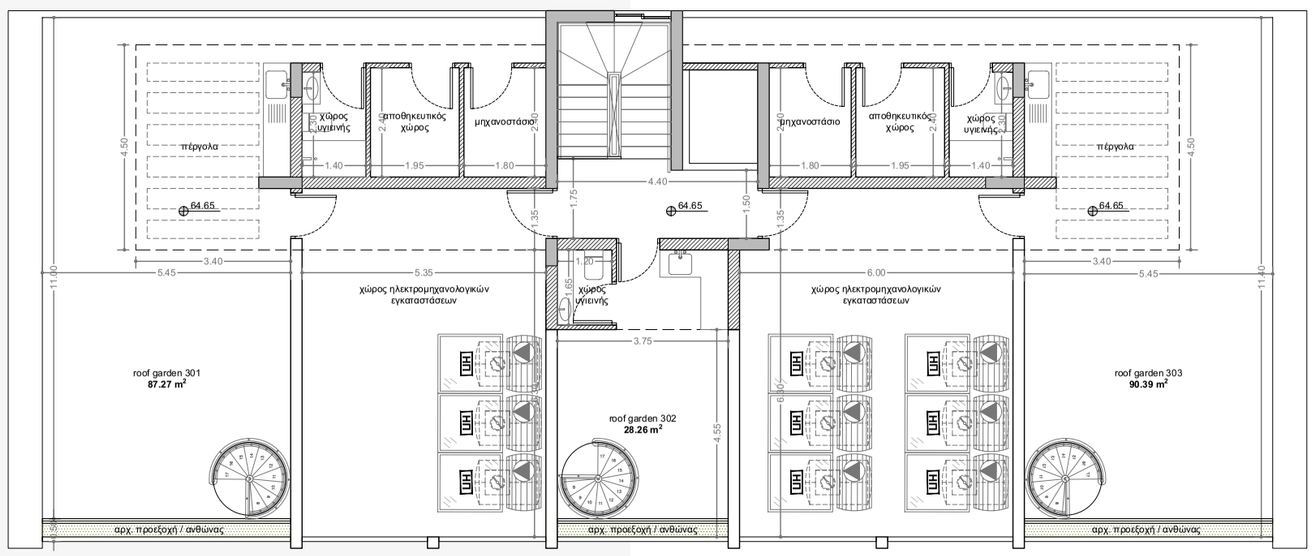
TOP VIEW - 2ND FLOOR



TOP VIEW - 3RD FLOOR



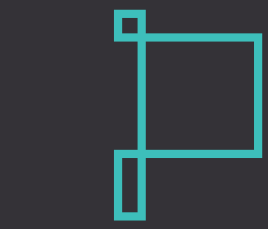
TOP VIEW - ROOF GARDEN



APARTMENT	INTERNAL SPACE	COVERED VERANDAS	ROOF GARDEN	BATH ROOF	STORAGE REA	COV. PARKING	TOTAL AREA
No.	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m
1st FLOOR							
101	80	24	-	-	4	11	119
102	50	9	-	-	4	11	74
103	80	24	-	-	4	11	119
2nd FLOOR							
201	80	24	-	-	4	11	119
202	50	9	-	-	4	11	74
203	80	24	-	-	4	11	119
3rd FLOOR							
301	80	24	88	4	12	22	230
302	50	9	29	2	4	11	105
303	80	24	90	4	13	22	232

APARTMENT	BEDROOMS	BATHROOMS	STORAGE ROOM	PARKING
No.	No.	No.	No.	No.
1st FLOOR				
101	2	2	1	1
102	1	1	1	1
103	2	2	1	1
2nd FLOOR				
201	2	2	1	1
202	1	1	1	1
203	2	2	1	1
3rd FLOOR				
301	2	3	2	2
302	1	2	1	1
303	2	3	2	2





PRAXIS EN ERGO

20, Iakovou Patatsou Street
Aradippou Industrial Area
7101 Larnaca - Cyprus

T. +357 24 001707
info@praxisenergo.com

praxisenergo.com

crafting elegant living