



T R O Y

t h e w o n d e r s w i t h i n

A NEW EXCITING DESTINATION

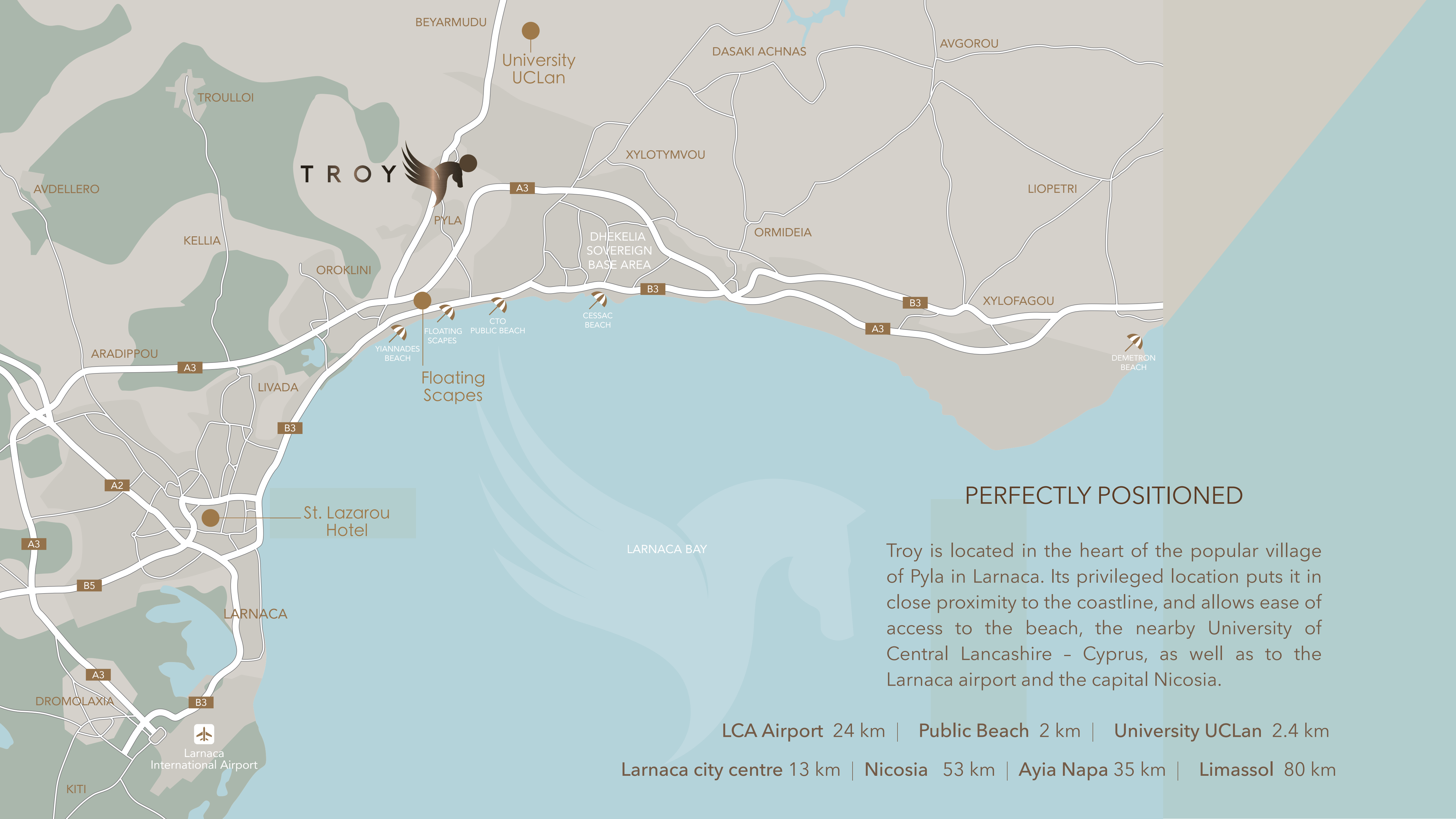
Troy Resort & SPA is a visionary new development, with stunning design-led new homes and an exciting new commercial centre. It will create a vibrant new destination with energy and soul.





CAFE
SILVER

Deli



T R O Y



Floating
Scapes

PERFECTLY POSITIONED

Troy is located in the heart of the popular village of Pyla in Larnaca. Its privileged location puts it in close proximity to the coastline, and allows ease of access to the beach, the nearby University of Central Lancashire - Cyprus, as well as to the Larnaca airport and the capital Nicosia.

- LCA Airport 24 km | Public Beach 2 km | University UCLan 2.4 km
- Larnaca city centre 13 km | Nicosia 53 km | Ayia Napa 35 km | Limassol 80 km



WHERE LIFESTYLE COMES FIRST

TROY blends the best in world-class design, facilities and location to create a pioneering lifestyle offering.

PROJECT FEATURES

Troy Resort & Spa is a truly exceptional project. Set among beautifully lush, landscaped grounds, it offers a host of amenities and a total of 280 apartments that are available as holiday homes or rental investments, or for full-time living.

The premises comprise the following:

- 1 Commercial building
- 12 Residential buildings of 4 to 5 floors
- 280 apartments
- Studio, one & two-bedroom apartments

Residents will enjoy:

- Open-plan living spaces
- Gated entrance & security
- Private parking areas
- Hospitality services & property management





DEDICATED CONCIERGE. AN EXCLUSIVE SHOPPING & DINING EXPERIANCE

Troy Resort & Spa aims to create an exciting commercial public space that will complement and enhance the community, fostering a spirit of vibrant energy and soul, right in the heart of Larnaca. Among the amenities available are:

- Lobby & Reception area
- Boutique Shops
- Business Lounge
- Restaurant & Bar
- Café & Bakery
- Roof Bar with panoramic views

All amenities will be open and freely accessible to non-residents, with the aim of creating a unique destination where community and kinship abound.



AT YOUR LEISURE

A stunning pool with waterfall,
surrounded by leafy gardens for leisure and relaxation.

LEAVE YOUR WORRIES BEHIND

At the exclusive ZENN SPA & Wellness Centre





ZENN SPA WELLNESS CENTRE

Nestled in the very heart of the resort, away from the hustle and bustle of the city, is the ZENN SPA & Wellness Centre. Designed with ultimate relaxation in mind, the lobby and lounge areas frame an indoor garden overlooking a stunning waterfall. This idyllic scene perfectly encapsulates an aura of calmness and oneness with nature, making it the perfect space to pamper your body and nourish your soul.

Residents have at their fingertips a host of on-site leisure amenities, including:

- Gym and yoga centre
- Sauna and steam room
- Hammam
- Massage rooms
- Heating indoor swimming pool





EXPLORE & PLAY

At Troy Resort & Spa, your little ones will never feel out place. In an environment that caters to families, children can explore and play in specially designed areas that emphasise both fun and safety, allowing parents to feel at ease at all times.

- Outdoor playground
- Kids pool & splash area
- Kids Club

Structured entertainment in a safe environment for children of all ages.





AN INSPIRED MASTERPLAN

A CITY WITHIN A CITY





A low-angle photograph of a modern building's facade. The building features a series of balconies with light-colored concrete railings and vertical wooden slat screens. The slats are a warm, reddish-brown color. The balconies are staggered, creating a dynamic, stepped appearance. The sky is a clear, pale blue with a few wispy white clouds. In the bottom left and right corners, the green fronds of palm trees are visible, framing the building.

HOMES

INSPIRED BY NATURE

SPACIOUS APARTMENTS

Apartments feature a modern, open-space layout in light colours that perfectly complements their breezy, island surroundings.





ELEGANT INTERIORS

Natural finishes abound, with wood and stone as the main textures used throughout. This allows the apartment interiors to harmonise with the resort's natural outdoor elements, while at the same time exuding a sense of contemporary elegance.



BRINGING THE OUTDOORS IN

As an ECO-friendly project, Troy Resort & Spa boasts a luscious internal garden area that is carefully thought out and uniquely designed, for residents to enjoy.

In order to fully take advantage of this natural environment, every apartment is fitted with a large balcony boasting glass railings that offers dazzling, panoramic views of the internal gardens. In this way, an abundance of natural light streams in while the outdoors is never fully out of sight, thus maximising both indoor and outdoor living.



OPTION B

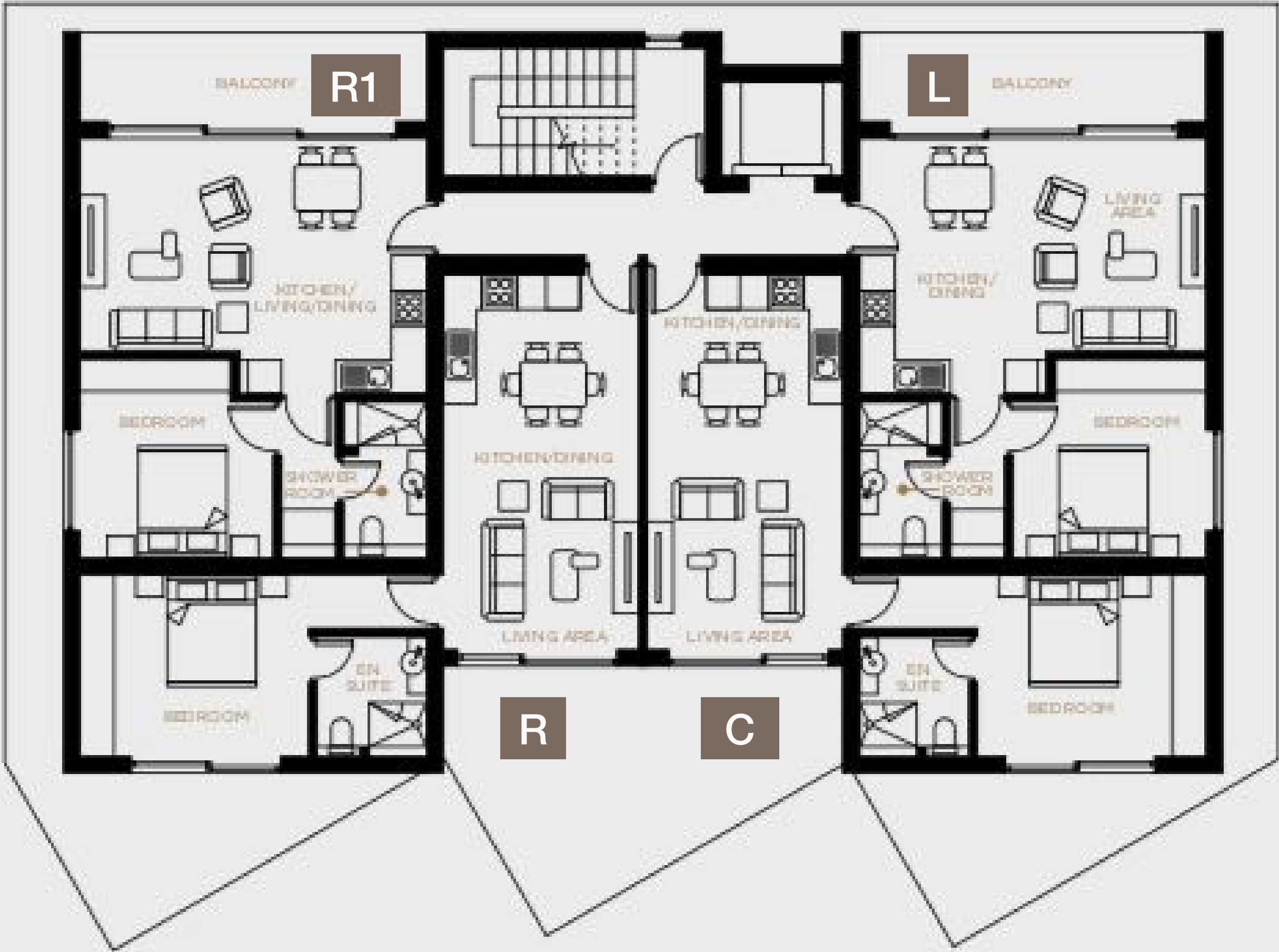


APARTMENTS

1st - 2nd floor

| Type | Position | Net Area |
|-----------|----------|----------|
| Studio | L2 | 44.3 m2 |
| Studio | L1 | 49.3 m2 |
| 1 Bedroom | C | 62.3 m2 |
| Studio | R1 | 49.3 m2 |
| Studio | R2 | 44.3 m2 |

OPTION C

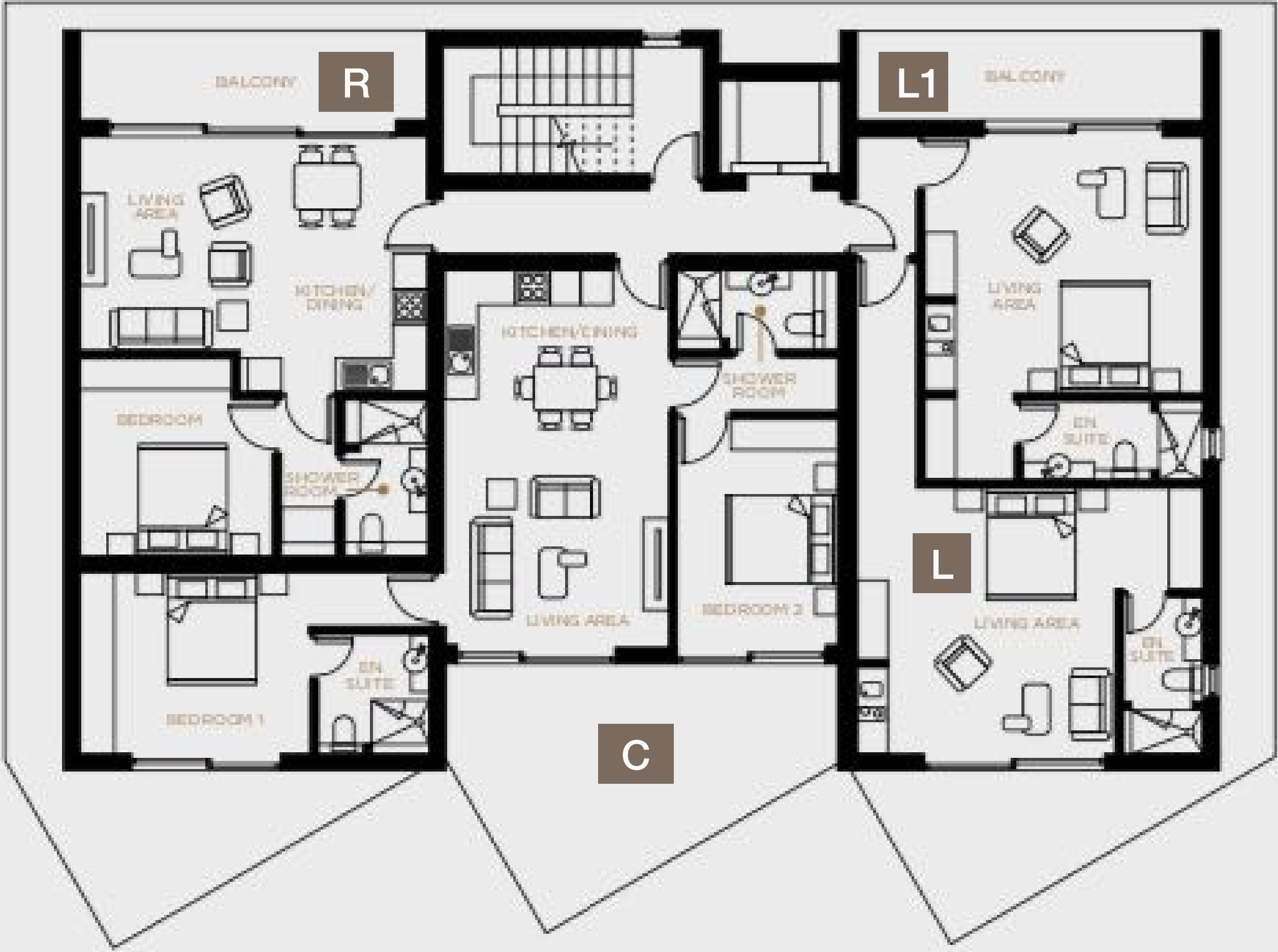


APARTMENTS

3rd floor

| Type | Position | Net Area |
|-----------|----------|----------|
| 1 Bedroom | L | 63.3 m2 |
| 1 Bedroom | C | 62.3 m2 |
| 1 Bedroom | R | 62.3 m2 |
| 1 Bedroom | R1 | 63.3 m2 |

OPTION A



APARTMENTS

4th floor

| Type | Position | Net Area |
|------------|----------|----------|
| Studio | L1 | 44.3 m2 |
| Studio | L | 49.3 m2 |
| 2 Bedrooms | C | 89.3 m2 |
| 1 Bedroom | R | 63.3 m2 |



TURNKEY SOLUTIONS

The apartments of Troy Resort & Spa are designed and arranged to allow for maximum comfort and privacy. Each apartment is fitted with the finest finishes and quality materials, all designed with both aesthetic and functionality in mind.

The fine finishing of the apartment includes:

- Fitted kitchen and wardrobes
- Sanitary ware
- Air Conditions

For residents seeking a professional hand in the creation of their dream home, special packages are also available upon request:

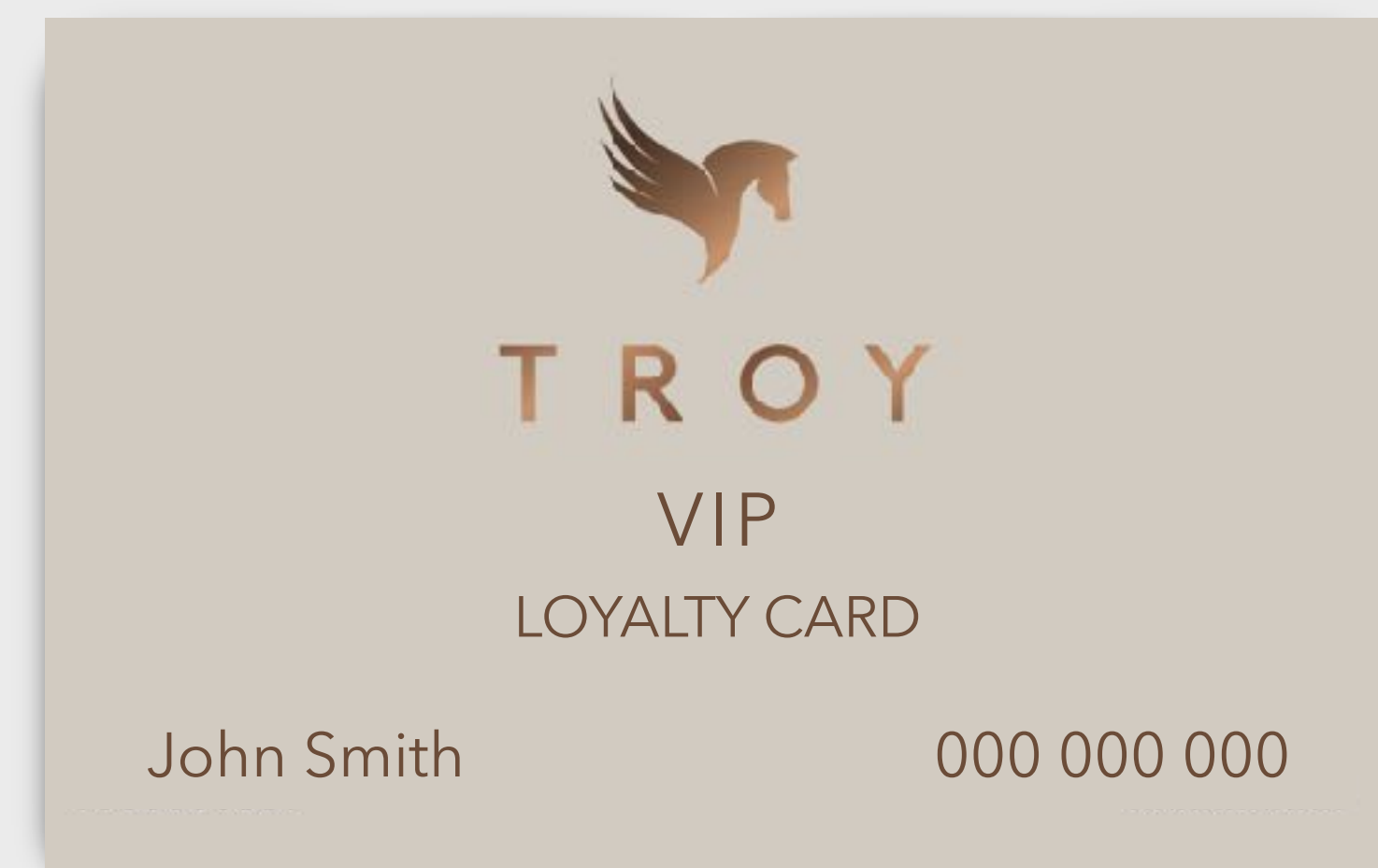
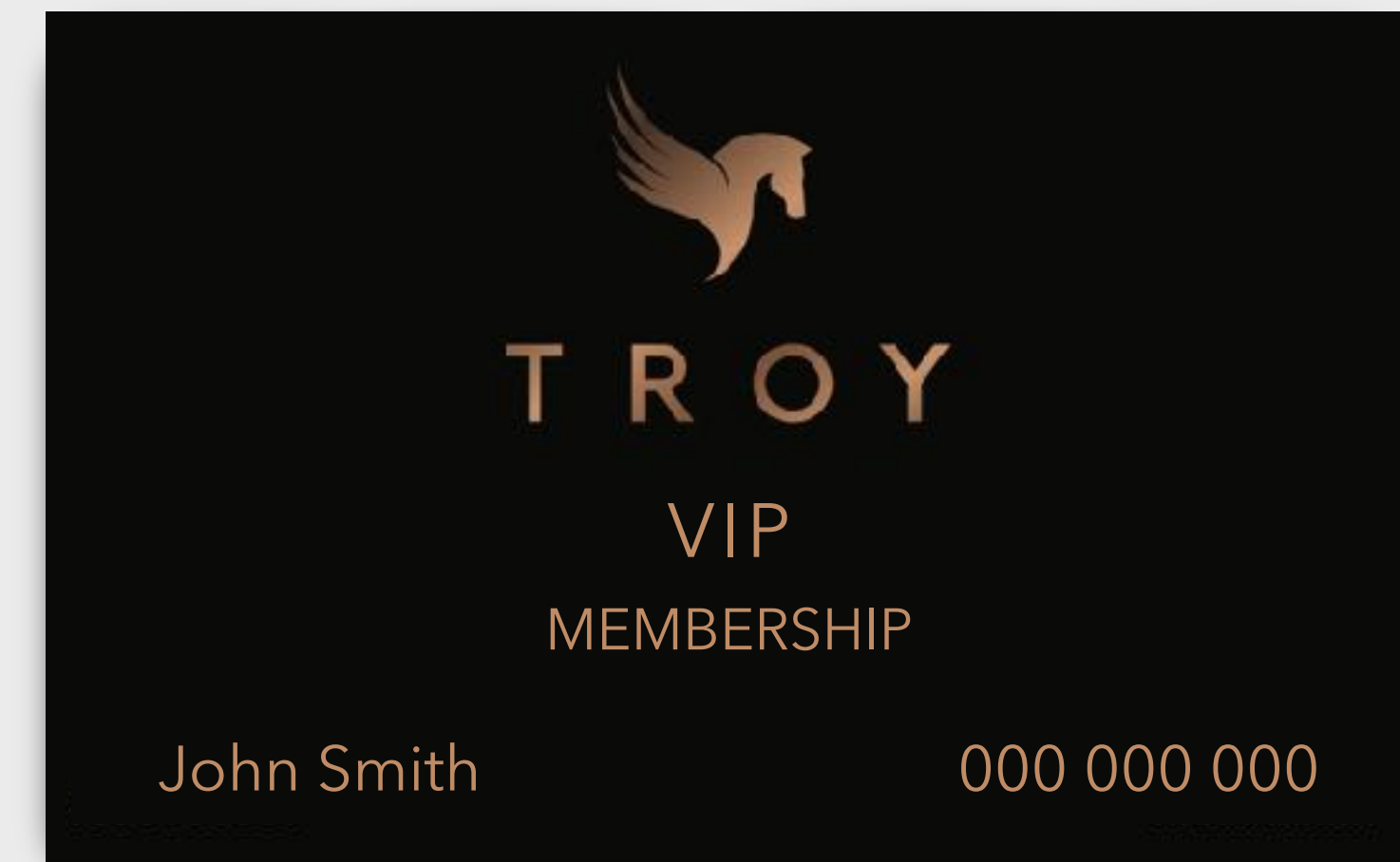
- Furniture pack
- White goods pack
- Interior design



FEEL SPECIAL WITH OUR MEMBERSHIP & LOYALTY PROGRAM

At Troy Resort & Spa, apartment owners automatically become members of the Membership & Loyalty Program, through which they can enjoy an abundance of amenities at their fingertips. This unique membership allows owners:

- Priority access to the various amenities and facilities of our other associated beachfront projects
- Complimentary GYM access
- Generous SPA and dining discounts





PRISTINE PRIVATE BEACH

Make the most out of your stay with complimentary access to our private beach with stunning views of the Mediterranean Sea. It's the perfect place to spend quality time with your friends and family. Relax in style as refreshments are brought to you at your sun lounger or cabana. You can order food and drinks at Pool Bar and Beach Bar.

- Complimentary access to members of our loyalty program.
- External guests can enjoy the beach too. Day passes are available.

THE HOME YOU DESERVE
IN THE COMMUNITY YOU DESIRE



TROY RESORT & SPA Cyprus | Larnaca

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