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LARNACA

## 书KALAMON CITY

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The location that offers everything
Kalamon City is located centrally in Larnaca in an area where every modern convenience and facility can be found or easily accessed.

The project is ideally positioned in a vicinity that bridges the town centre and seafront with the motorway to Nicosia, Ayia Napa and Protaras.

Whilst its location is in a bustling part of town, the apartment block is discretely nestled in a neighbourhood that is set back from the main road whilst seamlessly linking to everything the area has to offer, making the deluxe apartments equally suitable for families, young couples and business professionals, or a smart investment.

Kalamon City is set in a location that offers:

Easy access to amenities and facilities in both the immediate and surrounding areas

- A large variety of schools in the area (primary. secondary and higher education)
- Quality medical care in the vicinity
- Supermarkets (including Alphamega), department stores and franchised and independent commercia outlets
- A plethora of drinking and dining establishments - Quick and easy access to the beach
- A wide selection of professional services
- Just a 5 -minute drive to the main town centre and seafront
- Expedited travel routes, including a 10-minute drive to Larnaca International Airport.



Discover your central city home

The luxury block consists of five floors with 13 select apartments available in one, two and three bedrooms. The highly-distinctive and innovative building features an unusual design that cleverly incorporates a perfect blend of visionary architecture and ultra-lux interiors for the ultimate in contemporary.

The geometric style of the building is enhanced by a design that incorporates glass, steel, wood and concrete to create an urban design oasis that is a first of its kind.

Each apartment benefits from generous proportions, stunning interior layouts with clever and creative use of space, and large verandas where glass fronts let in abundant sunlight:

Notable features include:

- 5 floors each with a maximum of three apartments on each floor
Controlled entry to the building through a secure communal entry-phone system
- Covered parking for apartment owners - Waste disposal

Glass fronted, generously-proportioned private verandas

- Distinctive, unique and modern building - Located in a neighbourhood that is set back rom the main roads but instantly accesses them.


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A HOME TO FALL IN LOVE WITH


Step into interior innovation

Kalamon City offers apartments that utilise the latest-spec, cutting-edge technology and aesthetic innovations for homes that are both exclusive and superior in design and comfort.

Each of the 13 deluxe apartments oozes style and has been designed
for optimum physical durability and minimum maintenance so that they are both practical and beautiful.

All properties benefit from:

- Solar energy panels
- Generously-proportioned living spaces
- Modern, open-plan layout
- Large, glass-fronted verandas
- Double-glazed ultra-lift and slide windows and veranda doors
- Thermal insulation on roof and external walls
- Built-in, self-closing wardrobes with
drawer units and internal lighting
- Designer sanitary ware
- Designer kitchens

Tailored to your taste
Each property can be tailored and finished to the buyer's unique specifications, and always to the highest quality of design and materials. An experienced interior designer is available to assist in the creation of your dream home, from maximising the use of space, to selecting décor that reflects your individuality.

There are also provisions for additional, optional extras, either at the time of construction, or at a later date at the homeowner's leisure, including provisions for:

## - Air-conditioning units

- Fiber optics
- Smart home operation
- Security cameras
- Fire safety system
- Alarm system



| APART, NUMB | TOTAL COVERED AREA-m² | INSIDE COVERED AREA-m ${ }^{2}$ | $\begin{aligned} & \text { COVERED } \\ & \text { VERANDA } \\ & \text { AREA }-\mathrm{m}^{2} \end{aligned}$ | UNCOVERED VERANDA AREA -m² | KITCHEN,DI \& LIVING RO AREAS -m² | NING | NUME BEDR | B. OF OOMS | $\begin{aligned} & \text { MASTE } \\ & \text { MED } \\ & \text { BEDC } \\ & \text { (incl. sh } \end{aligned}$ | R <br> ower) |  | COND DROOM | BATH ROOM <br> -m² | PARKING AREA-m² |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 101 | 100.13 | 81.83 | 18.30 | 7.45 | 44.13 |  |  | 2 |  | 25 |  | 14 | 6.45 | 11.52 |
| 102 | 100.10 | 78.25 | 21.85 | - | 41.00 |  |  | 2 |  | 20 |  | 12.90 | 6.15 | 11.52 |
| 103 | 101.19 | 82.39 | 18.80 | 17.50 | 42.81 |  |  | 2 |  | 0 |  | 13.20 | 6.38 | 11.52 |
| 201 | 98.57 | 81.83 | 16.74 | - | 44.13 |  |  | 2 |  | 25 |  | 14 | 6.45 | 11.52 |
| 202 | 96.55 | 78.25 | 18.30 | - | 41.00 |  |  | 2 |  | 20 |  | 12.90 | 6.15 | 11.52 |
| 203 | 103.90 | 82.39 | 20.70 | - | 42.81 |  |  | 2 |  | 0 |  | 13.20 | 6.38 | 11.52 |
| 301 | 101.43 | 81.83 | 19.60 | 6.40 | 44.13 |  |  | 2 |  | 25 |  | 14 | 6.45 | 11.52 |
| 302 | 97.25 | 78.25 | 19.00 | 3.90 | 41.00 |  |  | 2 |  | 20 |  | 12.90 | 6.15 | 11.52 |
| 303 | 105.49 | 82.39 | 23.10 | 15.25 | 42.81 |  |  | 2 |  | 0 |  | 13.20 | 6.38 | 11.52 |
| 401 | 111.95 | 83.32 | 28.63 | 1.20 | 44.68 |  |  | 2 |  | . 38 |  | 14.81 | 6.45 | 11.52 |
| 402 | 115.70 | 79.95 | 35.75 | 63.60 | 40.71 |  |  | 2 |  | . 41 |  | 14.73 | 7.10 | 11.52 |
| 501 | 104.92 | 83.32 | 21.60 | 6.15 | 44.48 |  |  | 2 |  | . 38 |  | 14.81 | 6.65 | 11.52 |
| 502 | 90.90 | 62.70 | 28.20 | 21.75 | 40.45 |  |  | 1 |  | . 45 |  | - | 6.80 | 11.52 |
| *3 BEDROOMS OPTION AVAILABLE ON EVERY FLOOR |  |  |  | CORRIDOR, STAIRCASE \& LIFT AREA |  | $1{ }^{\text {st }}$ FLOOR |  | $2{ }^{\text {nd }}$ FLOOR |  | $3^{\text {rd }}$ FLOOR |  | $4^{\text {th }}$ FLOOR |  | $5^{\text {th }}$ FLOOR |
|  |  |  |  | $31.7 \mathrm{~m}^{2}$ | $31.7 \mathrm{~m}^{2}$ |  | $31.7 \mathrm{~m}^{2}$ |  | 23.5 m² |  | 23.5 m² |






(1) KITCHEN
(2) LIVING Room

MASTER BEDROOM
(4) SECOND bEDROOM
(5) bathroom

6 COVERED \& uncovered veranda<br>(7) elevator

Service satisfaction
throughout

Kalamon City comes with an ironclad guarantee of quality and rigorous standards.

Our aim is to create a unique block of dream apartments where owners will find comfort, security and a lifestyle of modern luxury through the highest-specifications in construction, interiors and state-of-the-art modern conveniences.

Each buyer has access to our experienced and attentive Sales Support Team throughout the entire process of purchase, construction and completion of the project and can enjoy peace-of-mind in knowing that a dedicated team of professionals is on-hand.

For further information or a no-obligation meeting please contact: 70007718


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