

KALAMON
ELEON





Naturally exclusive, naturally luxurious

Located in the heart of Livadia, **Kalamon Eleon** deluxe building, comprises of 15 elegant apartments that bring luxury living and residential comfort to a higher level.

The stunning development offers a collection of ultra-contemporary two and three-bedroom apartments and is set in enhanced greenery, boasting the perfect blend of visionary architecture and stylish elegance.

Putting the ‘local’ in location

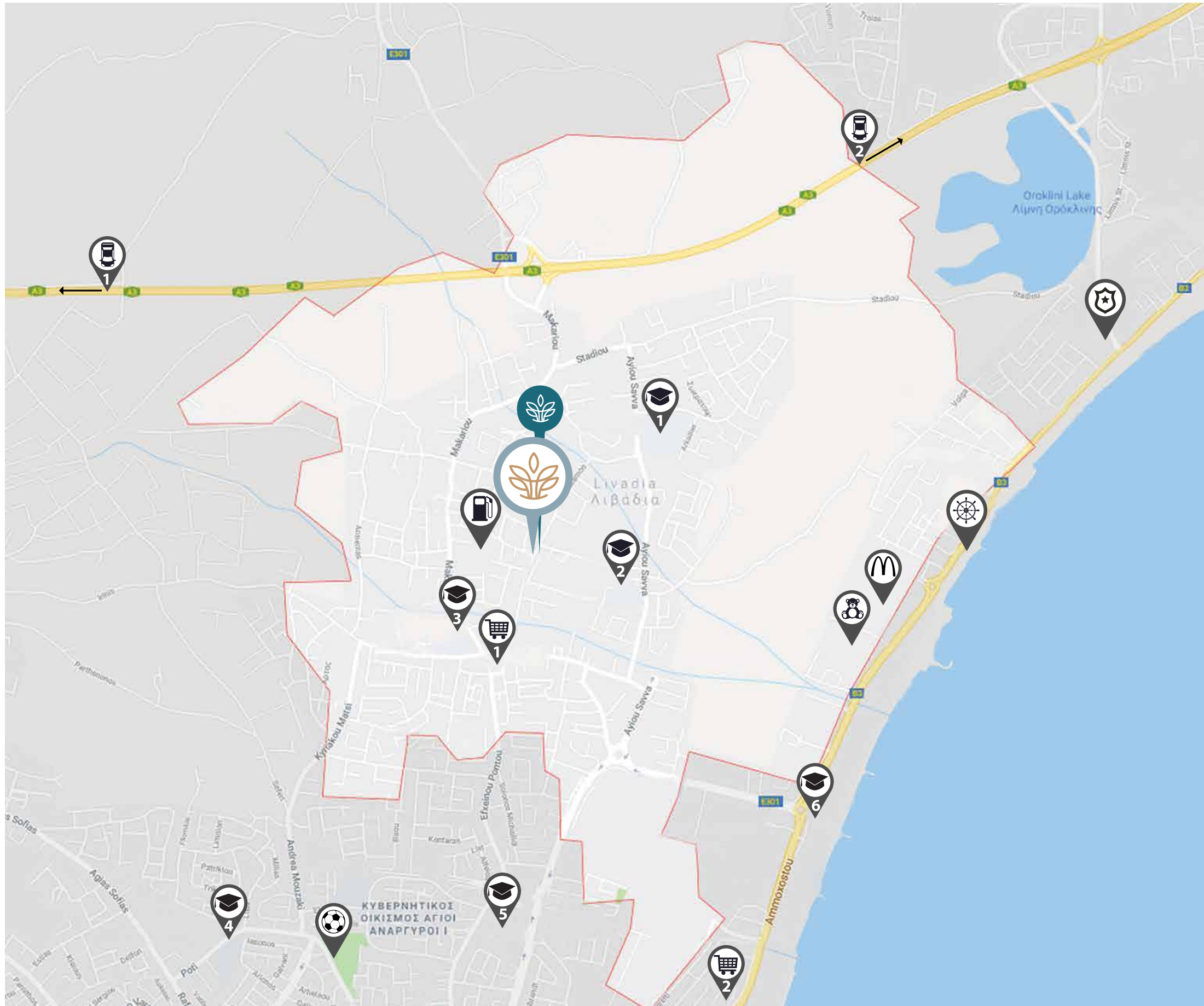
Set in a thriving sub-district of Larnaca that offers privacy and peace, Livadia Municipality is one of the most up-and-coming and well-developed areas of the city.

It is seamlessly connected to the main town of Larnaca and the ideal option for families, young couples and business people to set up a home.

Kalamon Eleon location offers:

- Easy access to amenities and facilities in both the immediate and surrounding areas
- A balanced, quieter vibe
- Quick and easy access to the beach
- A large variety of schools in the area (primary, secondary and higher education)
- Quality medical care in the vicinity
- Supermarkets (including Stelios and Lidl), department stores and franchised and independent commercial outlets
- A wide selection of professional services
- A plethora of drinking and dining establishments
- Expedited travel routes, including easy access to the main highway and Larnaca International Airport







MAP OF THE AREA

 KALAMON ELEON

 Kalamon Residences

 1. STELIOS SUPERMARKET
2. LIDL SUPERMARKET

 LARNACA NAUTICAL CLUB

 1. LIVADIA REGIONAL JUNIOR HIGH SCHOOL
2. LIVADIA LYCEUM
3. LIVADIA PRIMARY SCHOOL
4. MAKARIOY III PRIMARY SCHOOL
5. LARNACA TECHNICAL SCHOOL
6. AUCY AMERICAN UNIVERSITY OF CYPRUS


 OROKLINI POLICE STATION

 ANTONIS PAPADOPOULOS STADIUM

 JUMBO MEGASTORE

 MC DONALD'S DRIVE-THRU

 SHELL SERVICE STATION

 1. HIGHWAY TO NICOSIA AND LIMASSOL ←
2. HIGHWAY TO PROTARAS-AYIA NAPA →



A home to fall in love with

The luxury block comprises three floors with 15 select apartments of two and three bedrooms each.

The highly distinctive and innovative building features a modern design that cleverly incorporates a perfect blend of visionary architecture and ultra-lux interiors for ultimate contemporary living.

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

Each apartment enjoys generous proportions, stunning interior layouts with clever and creative use of space, and large verandas where glass fronts allow an abundance of sunlight to stream in.

Notable features include:

- 3 Floors each with a maximum of five apartments on each floor
- Exclusive swimming pool offered to residents
- Controlled entry to 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
- Expansive, 1750m² common park and area of greenery





Discover a world of style and innovation

Kalamon Eleon offers apartments that utilize the latest-spec, cutting-edge technology and aesthetic innovations to create homes that are both exclusive and superior in design and comfort.

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

All properties benefit from:

- Energy performance certificate class A
- Installed net metering photovoltaic system for shared electricity
- Solar energy panels
- Fiber optics
- Smart Home operation
- 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 to minimise energy loss
- Built-in, self-closing wardrobes with drawer units
- Designer sanitary ware
- Designer kitchens



Tailored to your taste

Each property can be tailored and finished to the buyer's unique specifications, and always with the highest quality in design and materials.

An experienced **interior designer** is available to assist in the creation of your dream home, offering assistance in all aspects of design, from maximizing the use of space, to selecting décor that reflects your individuality.

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

- Jacuzzi for roof garden apartments
- Air-conditioning units
- Security cameras
- Fire safety system
- Alarm system

Poolside Oasis

Nestled in the heart of our landscaped gardens, our exclusive pool offers residents an oasis to indulge in, providing ample space for both swimming and relaxation.

The gated entrance ensures the privacy of our residents, while the contemporary sun loungers provide the perfect spot for sunbathing and unwinding.

To ensure maximum comfort and convenience, the area is equipped with changing rooms, restrooms, and showers for both men and women.

Immerse yourself in paradise, soak up the sun, and experience the ultimate in luxury living!

Features:

- Communal swimming pool for Block B residents
- Dimensions: 9m x 4.5m
- Changing rooms, restrooms, and showers for men and women
- Secure, gated entrance
- Contemporary sun loungers
- Serene area for leisure and quality time





Take a look inside your new home

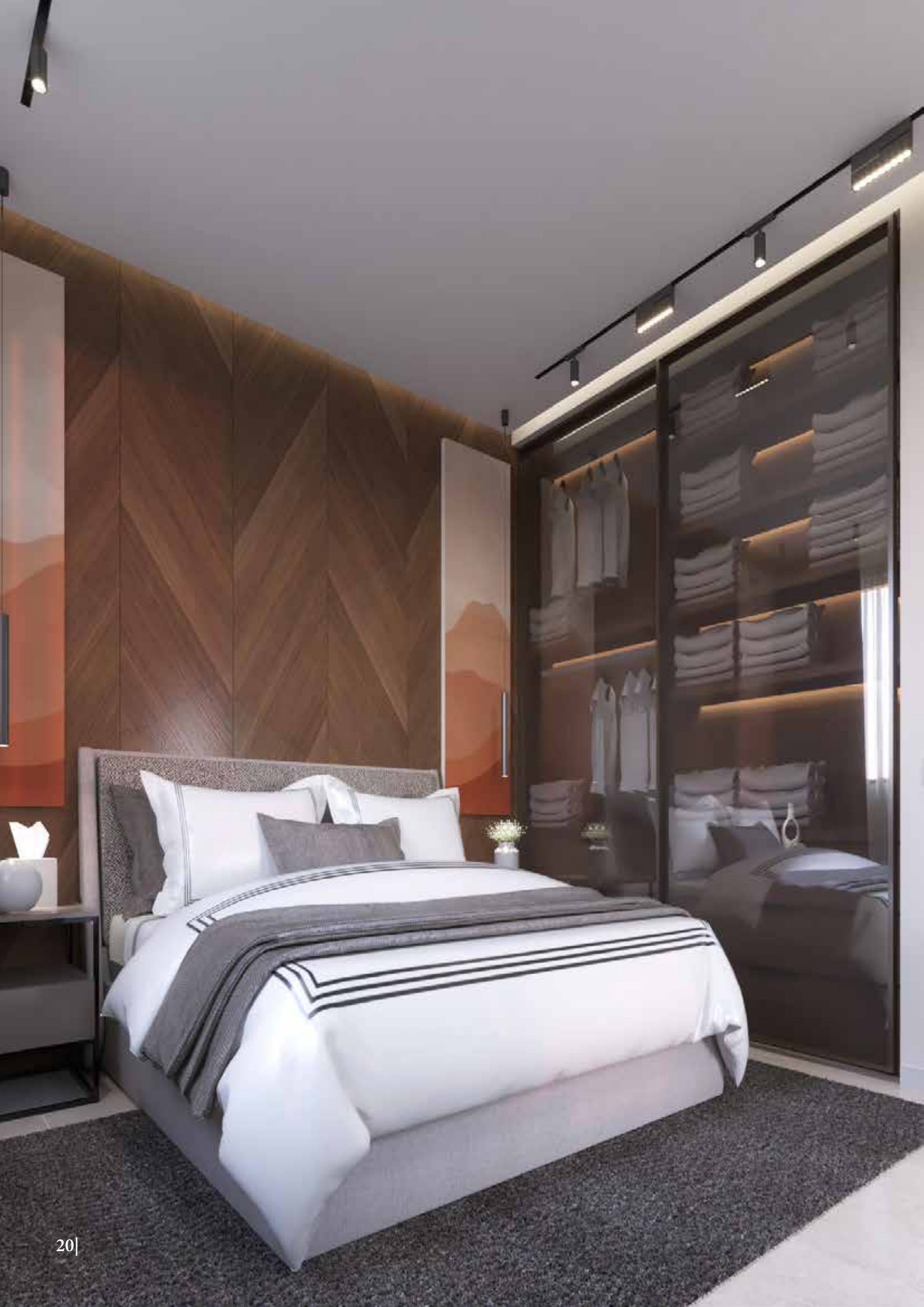
The apartments of two and three bedrooms all benefit from luxury common features that help create attractive and comfortable homes.

All apartments have been cleverly designed to ensure the maximum use of space through a spacious, open-plan layout that joins the modern kitchen and dining area with a generous lounge.

The lounge area seamlessly accesses the expansive veranda through full-length glass doors that allow an abundance of natural light to stream in, and extend the living area outdoors.

Each apartment offers one master bedroom complete with a deluxe en-suite bathroom, as well as full-length glass doors that allow additional access to the veranda and also fill the room with natural sunlight.



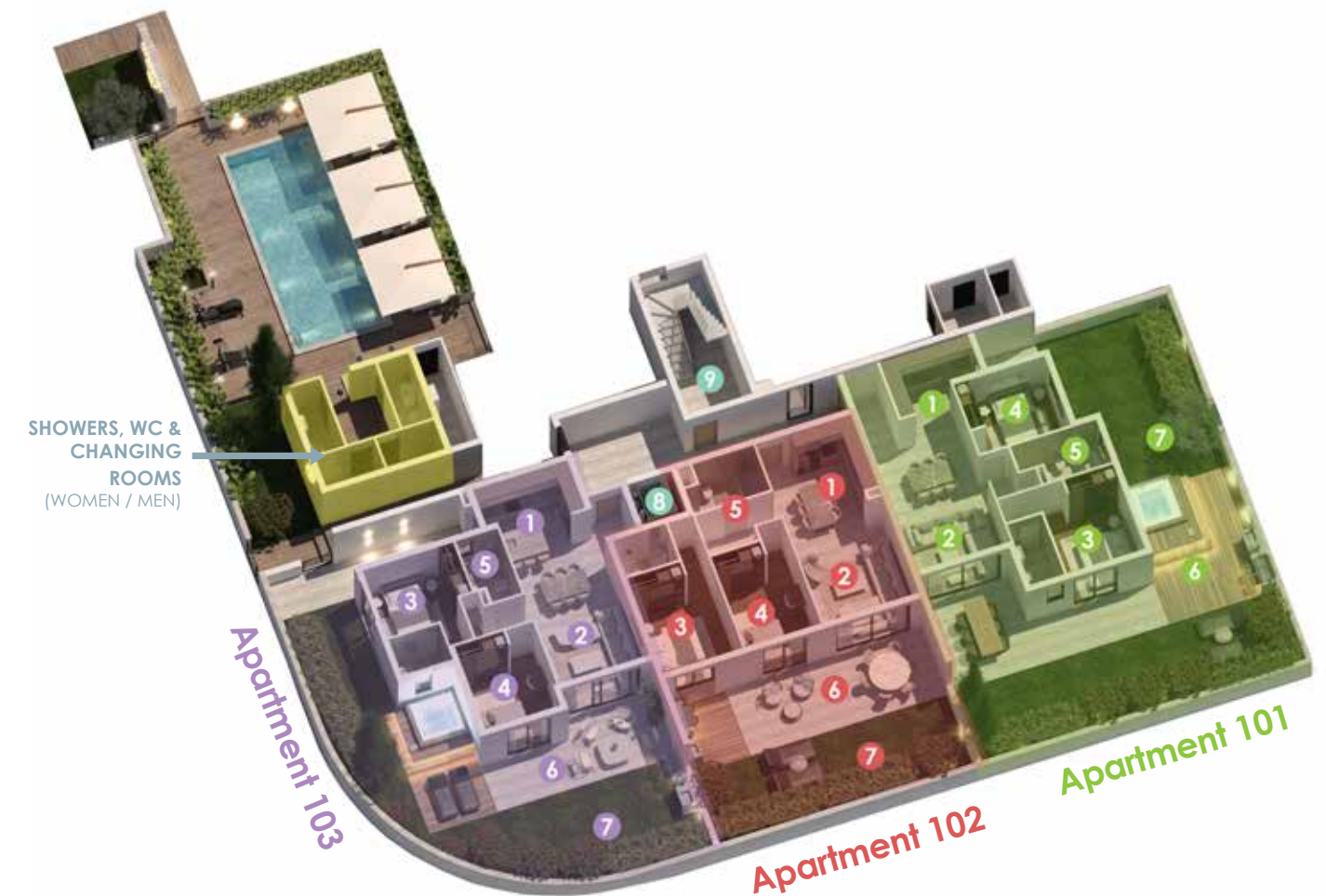




FLOOR PLANS

GROUND FLOOR

Apartments
001-002 -003



1. KITCHEN
2. LIVING ROOM
3. MASTER BEDROOM (with en-suite bathroom)
4. SECOND BEDROOM
5. BATHROOM
6. COVERED & UNCOVERED VERANDA
7. GARDEN
8. ELEVATOR
9. STAIRS

Apartment 001

Covered Living Area	84.5m ²
Veranda Area	28.4m ²
Garden	106m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 002

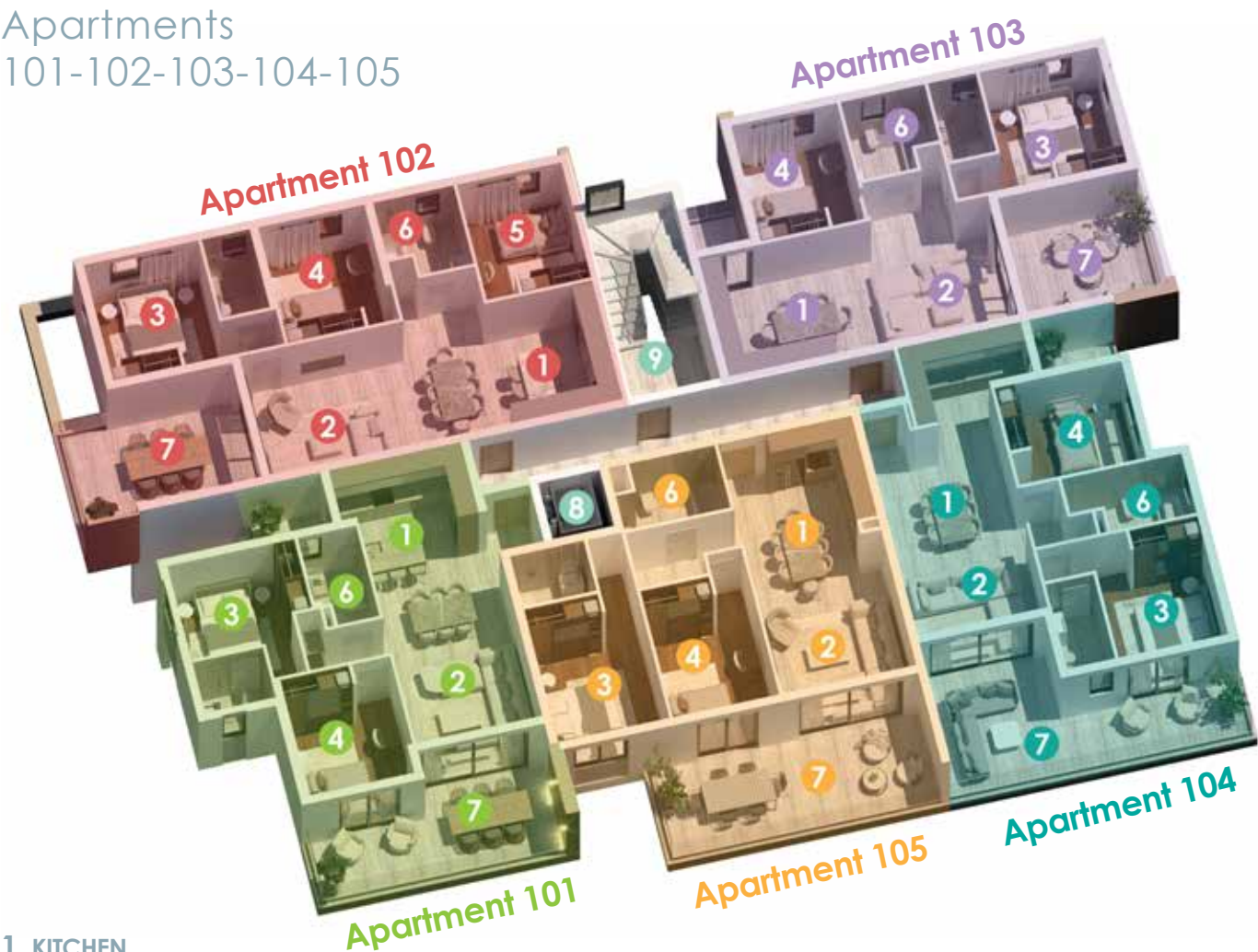
Covered Living Area	82.3m ²
Veranda Area	24m ²
Garden	44m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 003

Covered Living Area	80.7m ²
Veranda Area	29.7m ²
Garden	81m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

FIRST FLOOR

Apartments
101-102-103-104-105



- 1. KITCHEN
- 2. LIVING ROOM
- 3. MASTER BEDROOM (with en-suite bathroom)
- 4. SECOND BEDROOM
- 5. THIRD BEDROOM
- 6. BATHROOM
- 7. COVERED & UNCOVERED VERANDA
- 8. ELEVATOR
- 9. STAIRS

Apartment 101

Covered Living Area	80.2m²
Veranda Area	22m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 102

Covered Living Area	101m²
Veranda Area	20m²
Bedrooms	3
Bathrooms (1 en-suite)	2
Parking	1

Apartment 104

Covered Living Area	81.7m²
Veranda Area	28.4m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 103

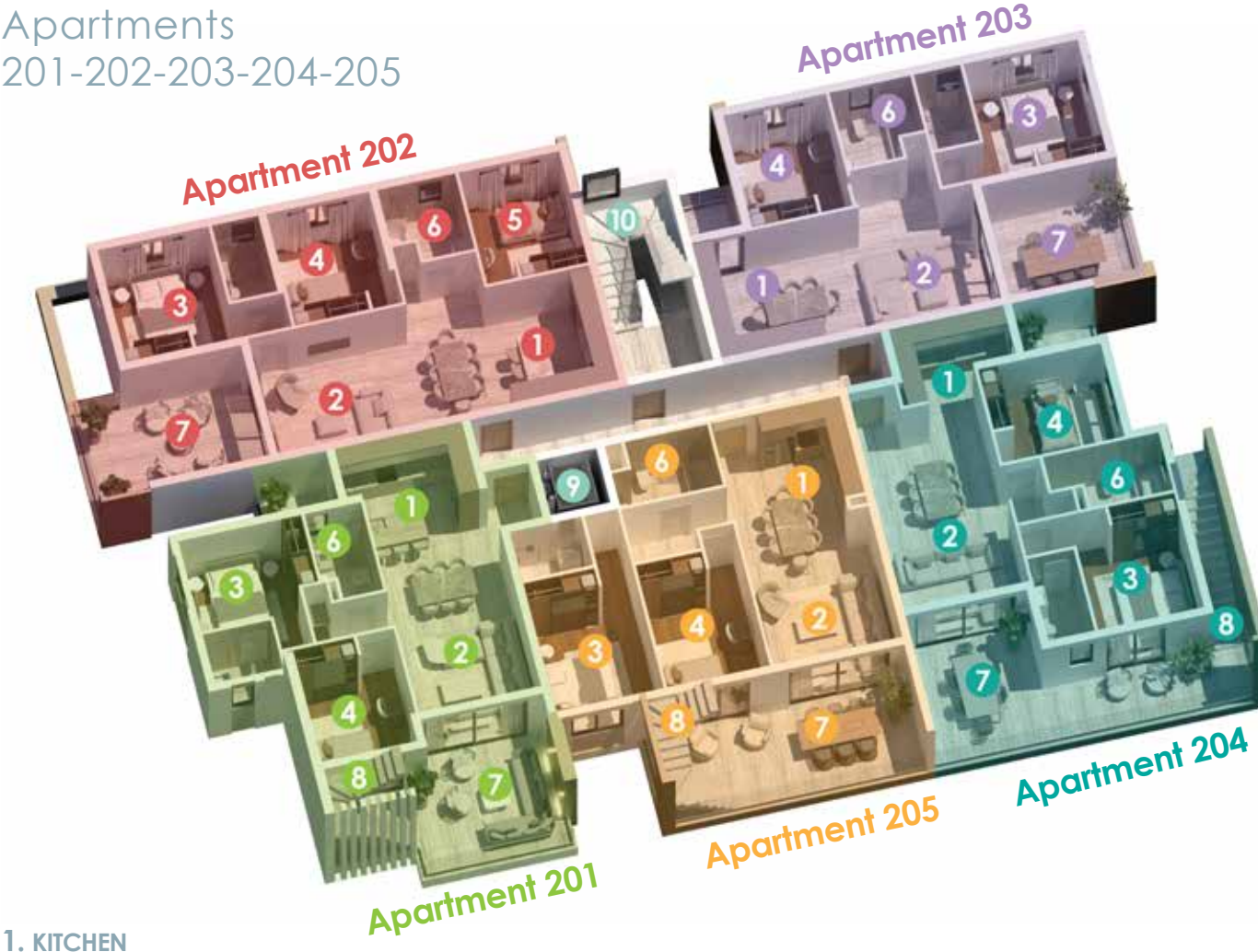
Covered Living Area	81m²
Veranda Area	19.2m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 105

Covered Living Area	82.3m²
Veranda Area	24m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

SECOND FLOOR

Apartments
201-202-203-204-205



- 1. KITCHEN
- 2. LIVING ROOM
- 3. MASTER BEDROOM (with en-suite bathroom)
- 4. SECOND BEDROOM
- 5. THIRD BEDROOM
- 6. BATHROOM
- 7. COVERED & UNCOVERED VERANDA
- 8. ROOF GARDEN (Ap. 201 / 204 / 205)
- 9. ELEVATOR
- 10. STAIRS

Apartment 201

Covered Living Area	81m²
Veranda Area	21m²
Roof Garden	45m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 202

Covered Living Area	101m²
Veranda Area	20m²
Bedrooms	3
Bathrooms (1 en-suite)	2
Parking	1

Apartment 204

Covered Living Area	81m²
Veranda Area	28.4m²
Roof Garden	50m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

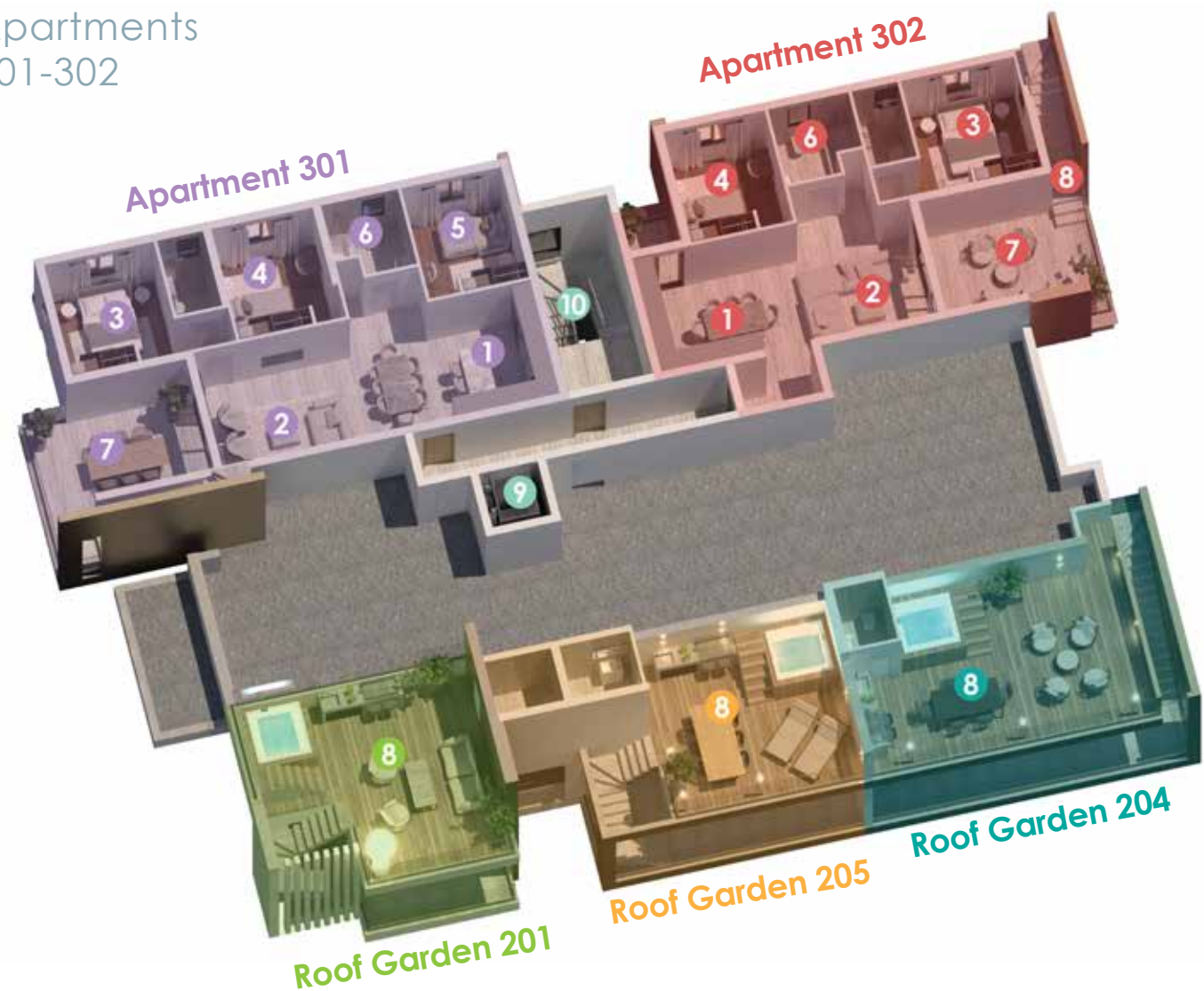
Apartment 203

Covered Living Area	81m²
Veranda Area	19.2m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 205

Covered Living Area	82.3m²
Veranda Area	24m²
Roof Garden	38m²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

THIRD FLOOR
Apartments
301-302



- 1. KITCHEN
- 2. LIVING ROOM
- 3. MASTER BEDROOM (with en-suite bathroom)
- 4. SECOND BEDROOM
- 5. THIRD BEDROOM
- 6. BATHROOM
- 7. COVERED & UNCOVERED VERANDA
- 8. ROOF GARDEN (Ap. 201 / 204 / 205 / 302)
- 9. ELEVATOR
- 10. STAIRS

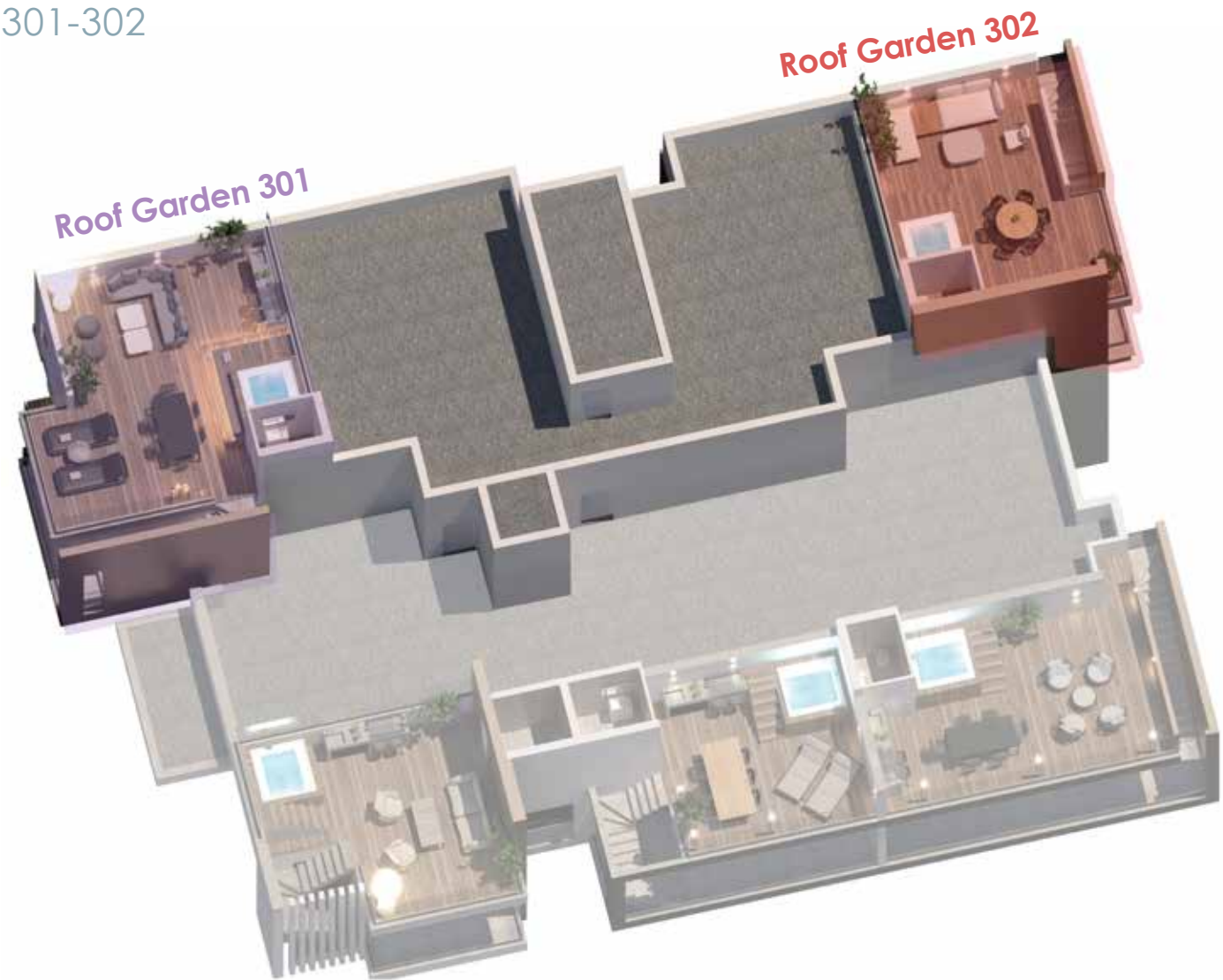
Apartment 301

Covered Living Area	101.4m ²
Veranda Area	20m ²
Roof Garden	62m ²
Bedrooms	3
Bathrooms (1 en-suite)	2
Parking	1

Apartment 302

Covered Living Area	86.3m ²
Veranda Area	22.5m ²
Roof Garden	50m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

ROOF GARDEN
Apartments
301-302



Lobby, Corridor, Staircase & Lift area

Ground Floor	90m ²
1st Floor	36.5m ²
2nd Floor	36.5m ²
3rd Floor	30m ²
Roof	20m ²

Service satisfaction throughout

Kalamon Eleon promises 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: **7000 77 18**





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