

CONTENTS

CONTEMPORARY ELEGANCE IN THE HEART OF ARADIPPOU	2
A LOCATION THAT HAS IT ALL	4
MAP OF THE AREA	6
A HOME TO FALL IN LOVE WITH	10
DISCOVER A WORLD OF STYLE AND INNOVATION	15
TAILORED TO YOUR TASTE	15
TAKE A LOOK INSIDE YOUR NEW HOME	16
FLOOR PLANS	18
SERVICE SATISFACTION THROUGHOUT	24



Contemporary elegance in the heart of Aradippou

Centrally located in one of Aradippou's most thriving, sought-after areas, the pioneering **Kalamon Majestic** offers a collection of ultra-contemporary two and three-bedroom apartments in a prime setting, boasting the perfect blend of visionary architecture and stylish elegance.

Thanks to the winning combination of convenience, an easily accessible location, and superior styling with modern comforts, **Kalamon Majestic** is set to become a unique architectural reference point for Aradippou, standing out for high-spec aesthetics and the deluxe lifestyle it offers.



A location that has it all

Kalamon Majestic boasts a central location in the heart of Aradippou, where every modern convenience and essential facility can be easily accessed.

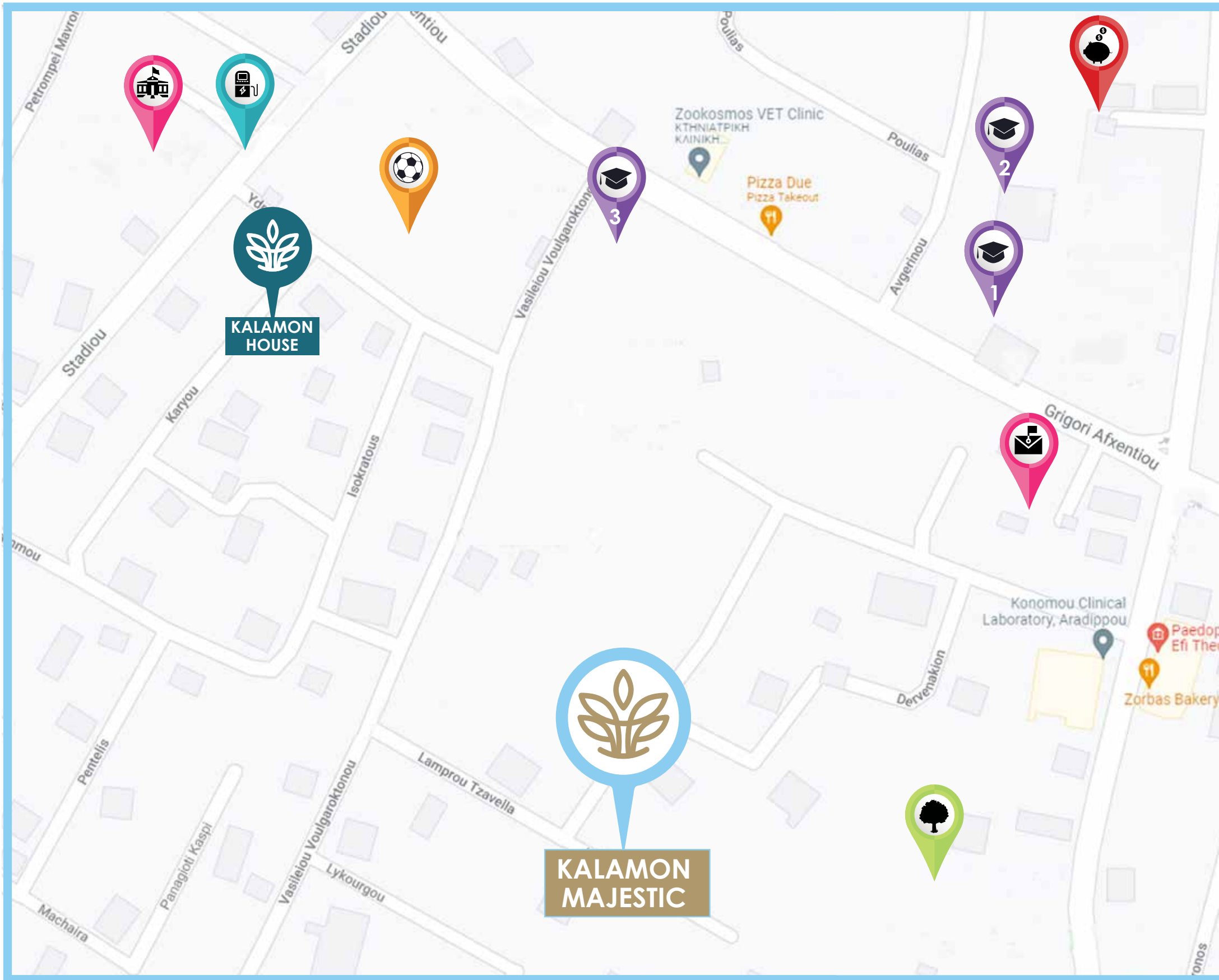
The apartment project is ideally positioned in an area that bridges the town centre and seafront with the motorway to Nicosia, Ayia Napa and Protaras.

Whilst its location is in a bustling part of town, the building is discretely nestled in a neighborhood that is set back from the main road to allow for quiet privacy, whilst at the same time it remains seamlessly linked to everything the area has to offer. This makes the deluxe apartments equally suitable for families, young couples, and business professionals, or as a smart investment.












The location of Kalamon Majestic 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 Mas and Lidl), department stores and franchised and independent commercial outlets
- A plethora of drinking and dining establishments
- Quick and easy access to the motorway
- A wide selection of professional services
- Just a 10-minute drive to the main town centre and seafront
- Expedited travel routes, including a 15-minute drive to Larnaca International Airport





MAP OF THE AREA

-  KALAMON MAJESTIC
-  KALAMON HOUSE
-  TOWN HALL
-  POST OFFICE
-  ELECTRIC VEHICLE CHARGING STATION
-  1. ARADIPPOU KINDERGARDEN A'
-  2. ARADIPPOU PRIMARY SCHOOL A'
-  3. ARADIPPOU PRIMARY SCHOOL B'
-  COMMUNITY STADIUM
-  ANDREA MAPPOURA PARK
-  BANK OF CYPRUS





A home to fall in love with

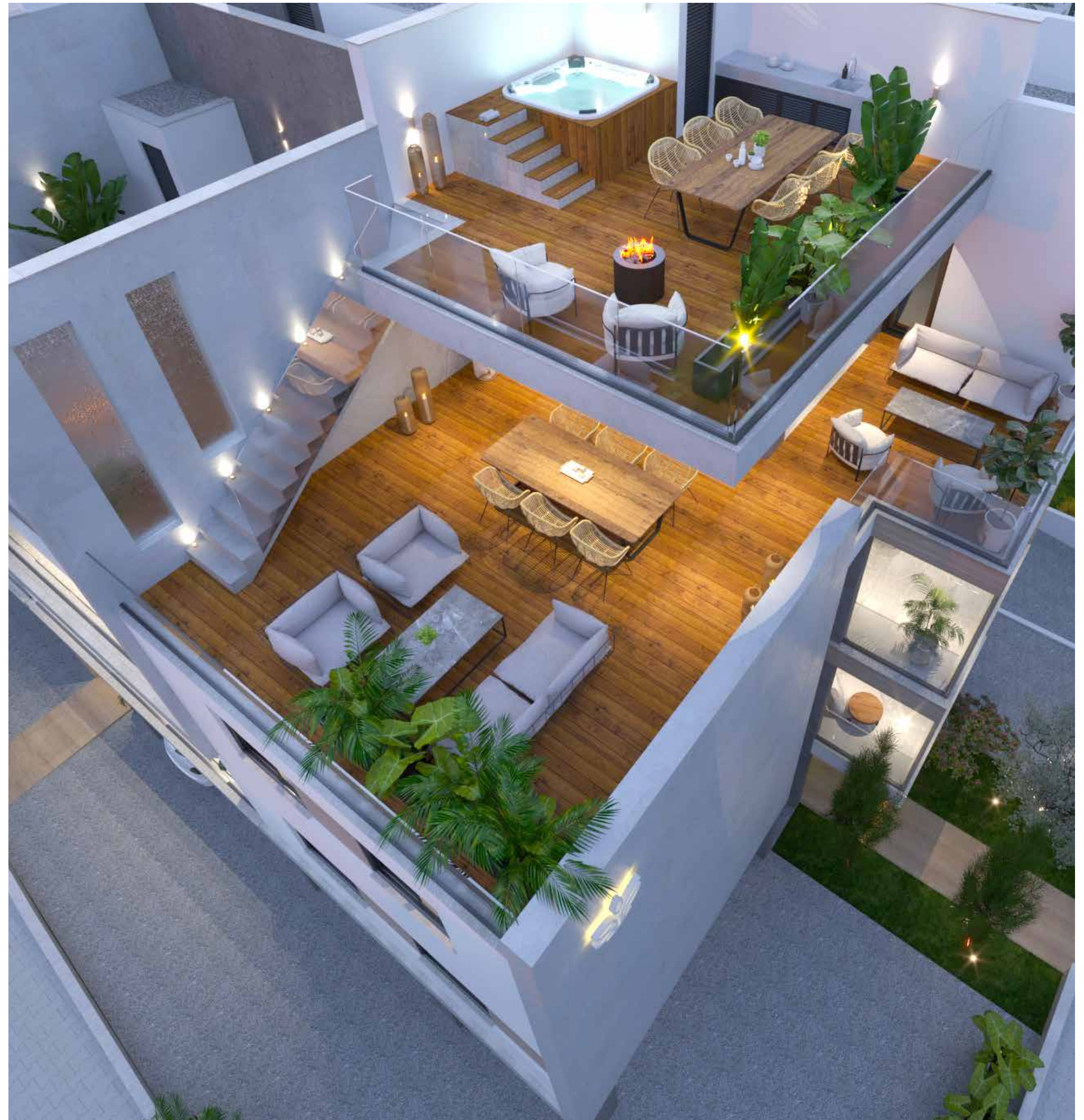
The luxury block comprises three floors with 8 select apartments of two and three bedrooms each. The highly distinctive and innovative building features a modern design that cleverly incorporates a perfect blend of visionary architecture and ultra-lux interiors for ultimate contemporary living.

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 three apartments on each floor
- 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
- Located in a neighborhood that is set back from the main roads but instantly accesses them







Discover a world of style and innovation

Kalamon Majestic 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 8 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:

- **A-Class** energy performance certificate
- 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



Take a look inside your new home

The 8 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



FIRST FLOOR Apartments 101-102-103

Apartment 101

Covered Living Area	83m ²
Verand Area	15m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

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

Apartment 102

Covered Living Area	83m ²
Verand Area	27m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

-18-

Apartment 103

Covered Living Area	83m ²
Verand Area	46m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1



SECOND FLOOR Apartments 201-202-203

Apartment 201

Covered Living Area	83m ²
Verand Area	15m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

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

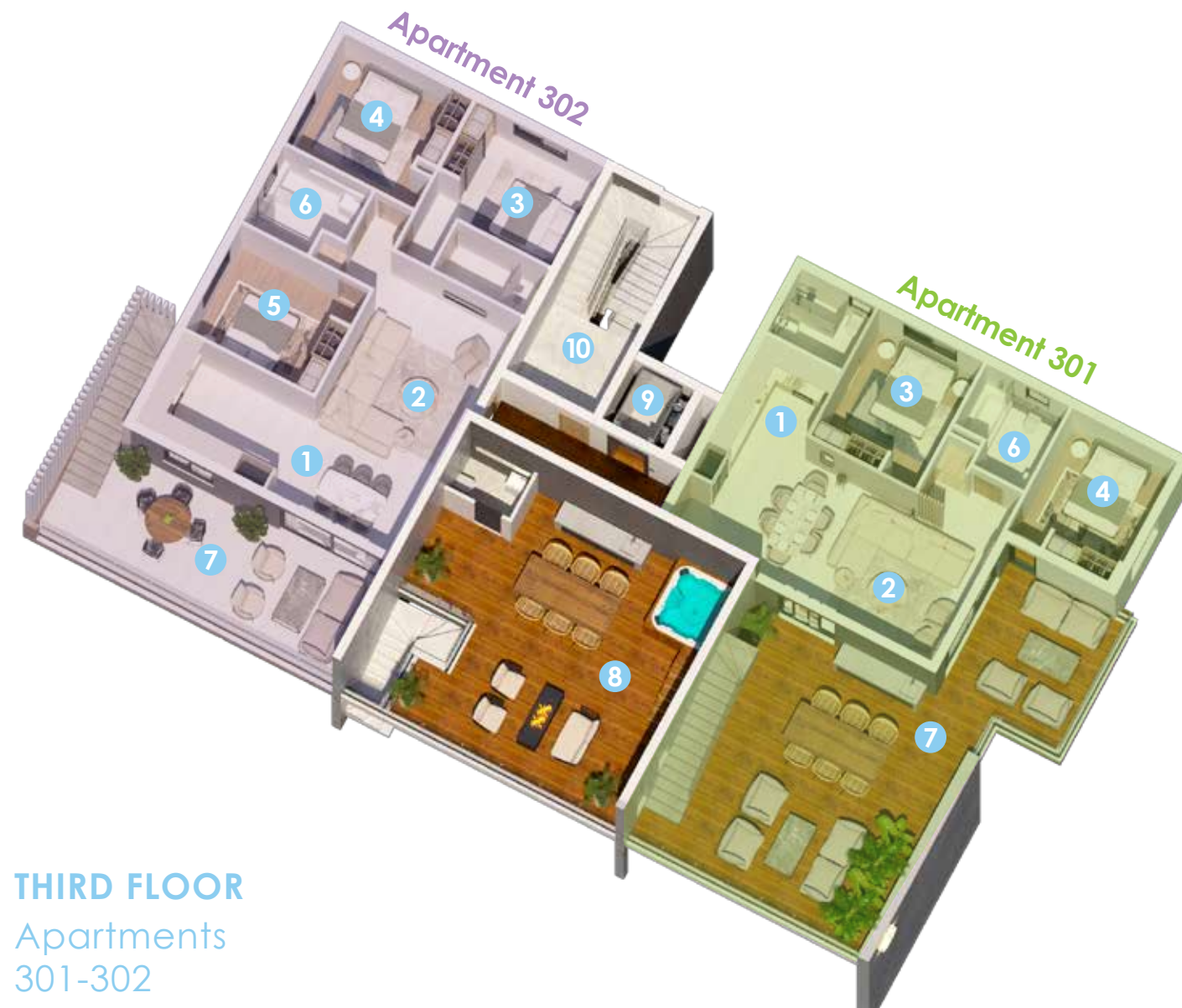
Apartment 202

Covered Living Area	83m ²
Verand Area	27m ²
Roof Garden	63m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 203

Covered Living Area	80m ²
Verand Area	34m ²
Bedrooms	2
Bathrooms (1-en suite)	2
Parking	1

-19-



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 (Apartment 202)
9. ELEVATOR
10. STAIRS

Apartment 301

Covered Living Area	83m ²
Verand Area	68m ²
Roof Garden	46m ²
Bedrooms	2
Bathrooms (1 en-suite)	2
Parking	1

Apartment 302

Covered Living Area	100m ²
Verand Area	27m ²
Roof Garden	50m ²
Bedrooms	3
Bathrooms (1 en-suite)	2
Parking	1



ROOF GARDEN

Apartments
202-301-302

Lobby, Corridor, Staircase & Lift area

Ground Floor	42.85m ²
1st Floor	27.1m ²
2nd Floor	27.1m ²
3rd Floor	27.1m ²



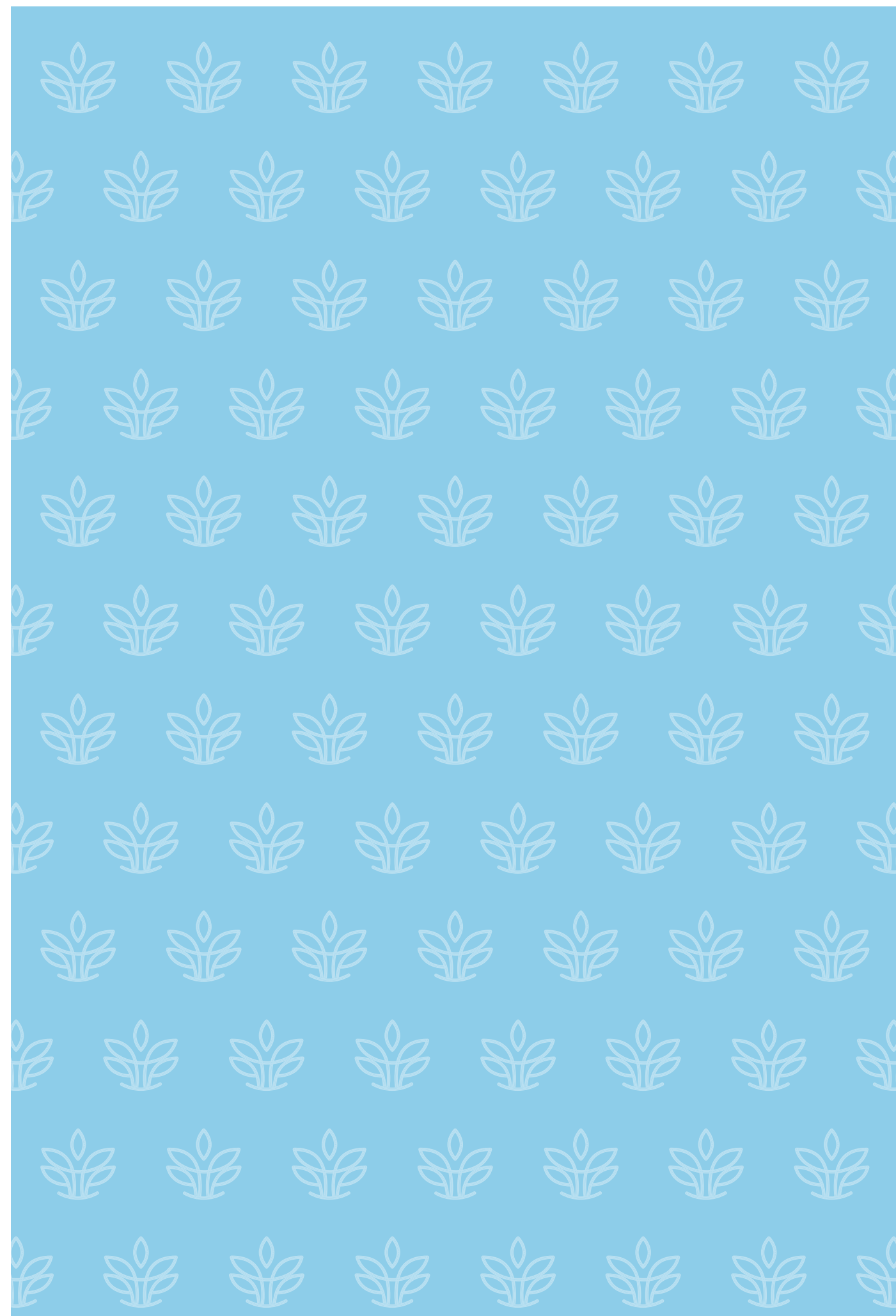
Service satisfaction throughout

Kalamon Majestic 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**





OFFICE

Stasinou 2, Mantovani Building, Apartment 21, 6023 Larnaca, Cyprus

+357 7000 77 18

www.kalamonhomes.com | info@kalamonhomes.com