



KALAMON

Residences

Luxury Living

LIVADIA - LARNACA







12

Naturally exclusive, naturally luxurious

Located in the heart of Livadia, [Kalamon Residences](#) deluxe complex comprises of 14 elegant homes that bring luxury living and residential comfort to a higher level.

The stunning development features three distinct property types of three or four bedrooms and is set in enhanced greenery creating a community of homes that will redefine the area.

AFFORDABLE







Putting the 'local' in location

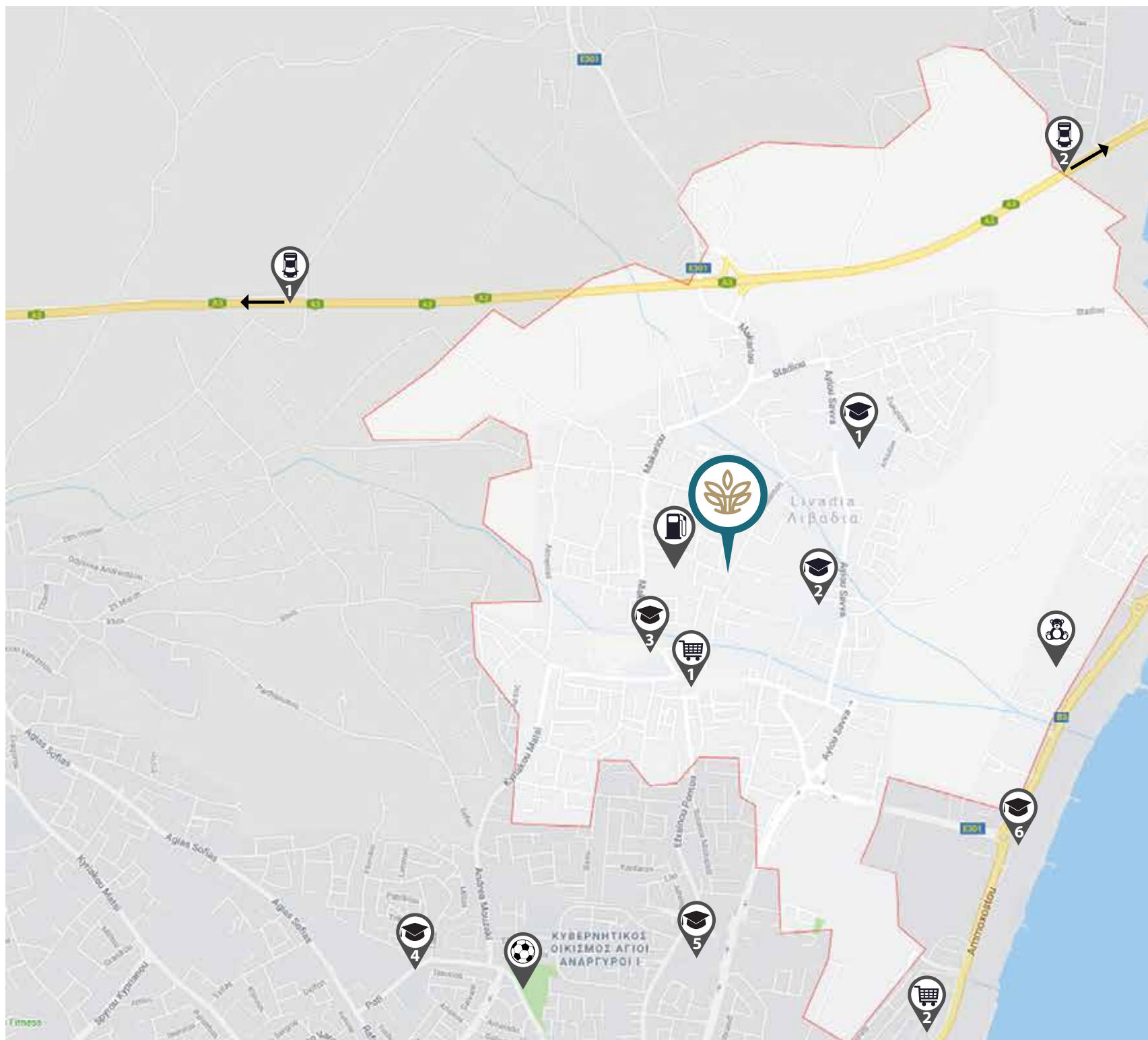
Set in a thriving sub-district of Larnaca that offers privacy and peace, Livadia Municipality is one of the most up-and-coming and well-developed areas of the city. It is seamlessly connected to the main town of Larnaca and the **ideal** option for **families, young couples** and **business people** to set up a home.

Kalamon Residences 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
- Retail and hospitality options
- 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



A HOME TO FALL IN LOVE WITH





MAP OF THE AREA



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. INTERCOLLEGE LARNACA UNIVERSITY



OROKLINI POLICE STATION



ANTONIS PAPADOPOULOS STADIUM



JUMBO MEGASTORE



SHELL SERVICE STATION



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

A home to fall in love with

"An elegantly contemporary configuration of properties finished in wood, stone and clean lines."

Each detached house has its own unique identity with subtle yet complementing differences in window design and placement as well as external finishes from cladding to gating. The result is a complex that is upscale and tasteful in its collective character with a clever architectural design that incorporates features that unify practicality with aesthetics.

Notable features include:

- Private cul-de-sac road with controlled entry, offering both privacy and security for homeowners
- Individual security entrance for each property
- Covered driveways /garages
- Spacious front and back gardens with the option to add a swimming pool (Type A)
- Innovative and discrete closed-off roof area that hides the utility tank and can be used for storage and other purposes
- Expansive, 1063m² common park and area of greenery
- Located in a quiet area that is abundant in rich vegetation







Step into interior innovation

Kalamon Residences offers a collection of three or four bedroom, generously proportioned properties which are constructed to the most stringent standards for optimum physical durability and minimum maintenance.

All properties benefit from:

- A-Class Energy Performance Certificate
- Photovoltaics (PV)
- Solar energy panels
- Generously proportioned living spaces throughout
- Open-plan downstairs layout
- Large verandas
- High ceilings
- Double-glazed ultra lift and slide windows and veranda doors
- Thermal insulation on external walls and ceilings
- Built-in, self-closing wardrobes with drawer units and internal lighting
- Designer sanitary ware
- Designer kitchens

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 maximizing 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, including provisions for:

- Air-conditioning units
- Underfloor heating
- Thermal heating
- Fiber optics
- Smart home operation
- Swimming pool (Type A)
- Fireplace
- Security cameras
- Fire safety system
- Alarm system
- BBQ area

Each stunning home has unique category features so that there is a perfect match for all buyers.

A HOME TO FALL IN LOVE WITH



HOUSE TYPE A

HOUSE TYPE A

Plot Size: from 277m² to 368m²

Living Covered Area: 181m²

Covered Veranda Area: 17.5m²

Uncovered Veranda Area: 4m²

Bedrooms: 4 (1 with en-suite)

Bathrooms: 3









AFFORDABLE LUXURY LIVING



A HOME TO FALL IN LOVE WITH





SCHEDULE OF AREAS

HOUSE TYPE	PLOT AREA - m ²	TOTAL HOUSE AREA - m ²	GROUND FLOOR INSIDE COVERED AREA - m ²	FIRST FLOOR INSIDE COVERED AREA - m ²	COVERED VERANDA AREA - m ²	UNCOVERED VERANDA AREA - m ²	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS (incl. en-suite)
A1	367.6	180.9	83.1	97.8	17.5	4	4	2
A2	277	180.9	83.1	97.8	17.5	4	4	2
A3	287.6	180.9	83.1	97.8	17.5	4	4	2
A4	365.8	180.9	83.1	97.8	17.5	4	4	2

HOUSE TYPE	NUMBER OF TOILETS (incl. en-suite)	MASTER BEDROOM (incl. shower & walking closet) - m ²	SECOND BEDROOM - m ²	THIRD BEDROOM - m ²	FOURTH BEDROOM - m ²	BATHROOMS - m ²	PARKING SPACES	PARKING AREA - m ²
A1	3	22.9	17.2	13.4	14	4.8	2	15
A2	3	22.9	17.2	13.4	14	4.8	2	15
A3	3	22.9	17.2	13.4	14	4.8	2	15
A4	3	22.9	17.2	13.4	14	4.8	2	15

NOTES:

The areas above are in square metres.

HOUSE PLANS - TYPE A

GROUND FLOOR





HOUSE TYPE B

Plot Size: from 183m² to 250m²
Living Covered Area: 158m²
Covered Veranda Area: 9m²
Uncovered Veranda Area: 26m²
Bedrooms: 3 (1 with en-suite)
Bathrooms: 3









AFFORDABLE LUXURY LIVING



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SCHEDULE OF AREAS

HOUSE TYPE	PLOT AREA - m ²	TOTAL HOUSE AREA - m ²	GROUND FLOOR INSIDE COVERED AREA - m ²	FIRST FLOOR INSIDE COVERED AREA - m ²	COVERED VERANDA AREA - m ²	UNCOVERED VERANDA AREA - m ²	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS (incl. en-suite)
B1	200.1	157.8	76	81.8	8.7	26.3	3	2
B2	216.1	157.8	76	81.8	8.7	26.3	3	2
B3	183.2	157.8	76	81.8	8.7	26.3	3	2
B4	184.3	157.8	76	81.8	8.7	26.3	3	2
B5	250.7	157.8	76	81.8	8.7	26.3	3	2

HOUSE TYPE	NUMBER OF TOILETS (incl. en-suite)	MASTER BEDROOM (incl. shower & walking closet) - m ²	SECOND BEDROOM - m ²	THIRD BEDROOM - m ²	BATHROOMS - m ²	PARKING SPACES	PARKING AREA - m ²
B1	3	23.9	13.2	13	5	2	15
B2	3	23.9	13.2	13	5	2	15
B3	3	23.9	13.2	13	5	2	15
B4	3	23.9	13.2	13	5	2	15
B5	3	23.9	13.2	13	5	2	15

NOTES:

The areas above are in square metres.

HOUSE PLANS - TYPE B

GROUND FLOOR





HOUSE TYPE C

Plot Size: from 186m² to 209m²

Living Covered Area: 142m²

Covered Veranda Area: 9.5m²

Uncovered Veranda Area: 6m²

Bedrooms: 3 (1 with en-suite)

Bathrooms: 3









AFFORDABLE LUXURY LIVING







SCHEDULE OF AREAS

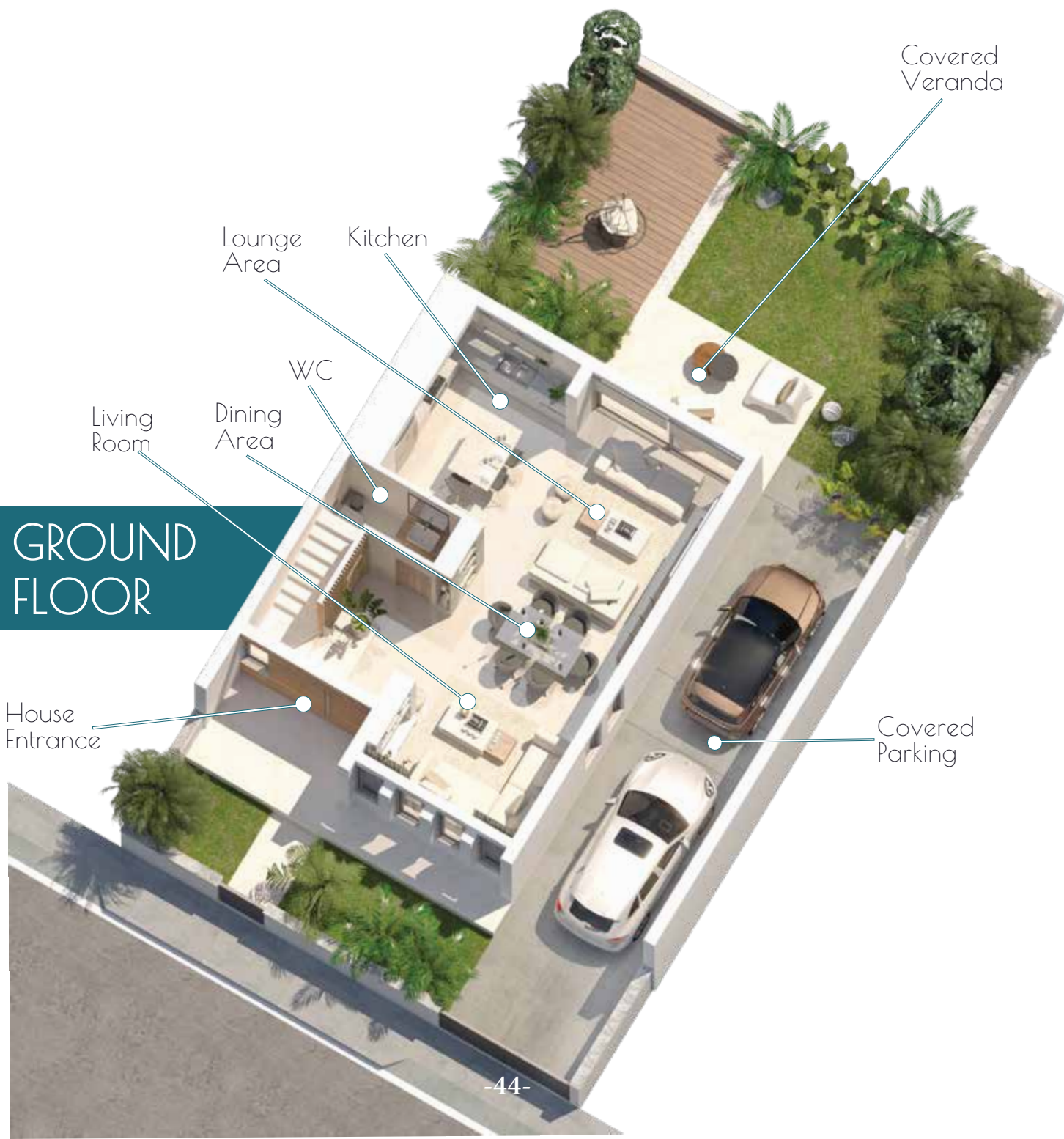
HOUSE TYPE	PLOT AREA - m ²	TOTAL HOUSE AREA - m ²	GROUND FLOOR INSIDE COVERED AREA - m ²	FIRST FLOOR INSIDE COVERED AREA - m ²	COVERED VERANDA AREA - m ²	UNCOVERED VERANDA AREA - m ²	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS (incl. en-suite)
C1	209.3	141.6	62.8	78.8	9.4	5.9	3	2
C2	185.7	141.6	62.8	78.8	9.4	5.9	3	2
C3	185.9	141.6	62.8	78.8	9.4	5.9	3	2
C4	185.9	141.6	62.8	78.8	9.4	5.9	3	2
C5	185.9	141.6	62.8	78.8	9.4	5.9	3	2

HOUSE TYPE	NUMBER OF TOILETS (incl. en-suite)	MASTER BEDROOM (incl. shower & walking closet) - m ²	SECOND BEDROOM - m ²	THIRD BEDROOM - m ²	BATHROOMS - m ²	PARKING SPACES	PARKING AREA - m ²
C1	3	25	15.6	13.9	4.2	2	15
C2	3	25	15.6	13.9	4.2	2	15
C3	3	25	15.6	13.9	4.2	2	15
C4	3	25	15.6	13.9	4.2	2	15
C5	3	25	15.6	13.9	4.2	2	15

NOTES:

The areas above are in square metres.

HOUSE PLANS - TYPE C





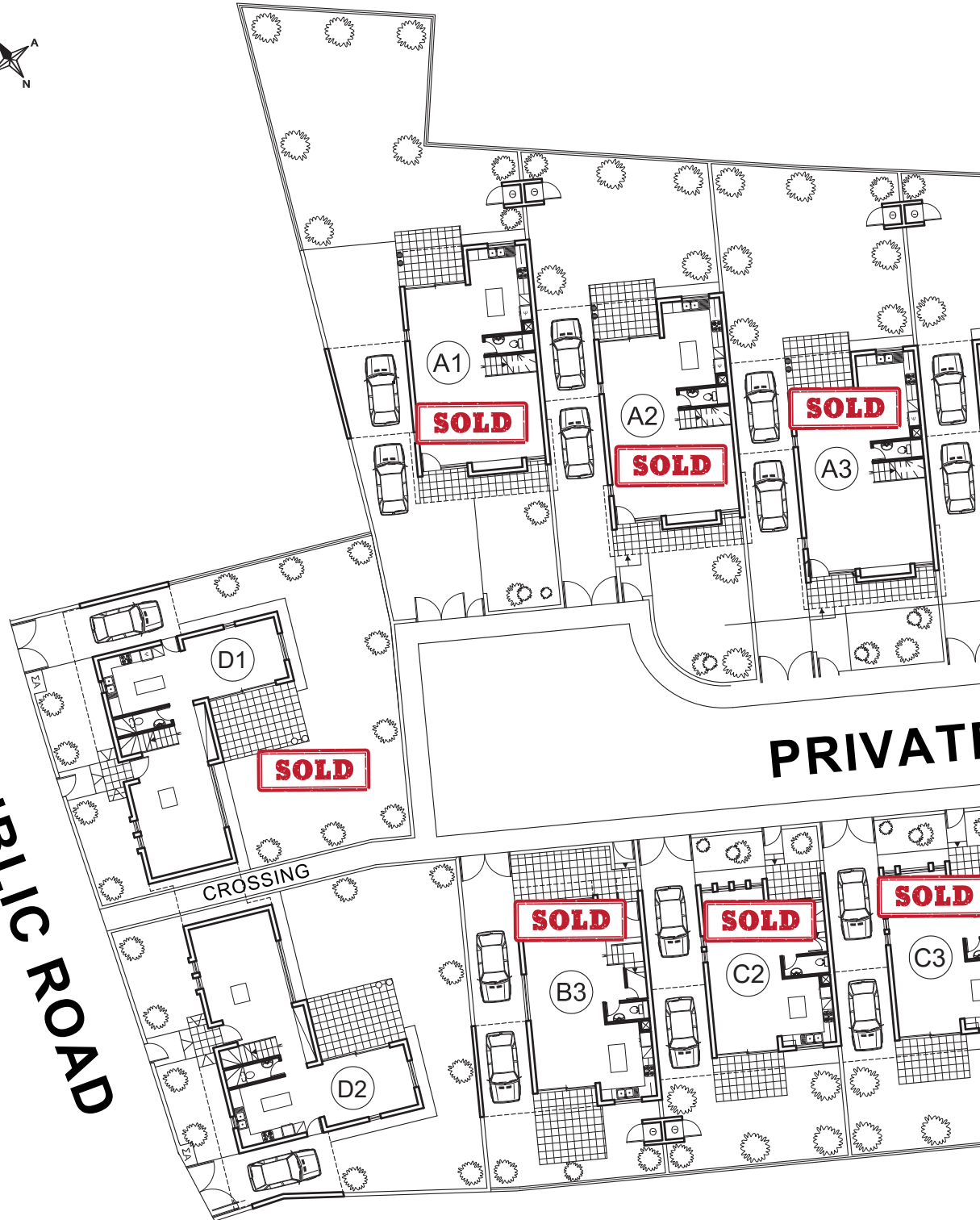
FIRST FLOOR

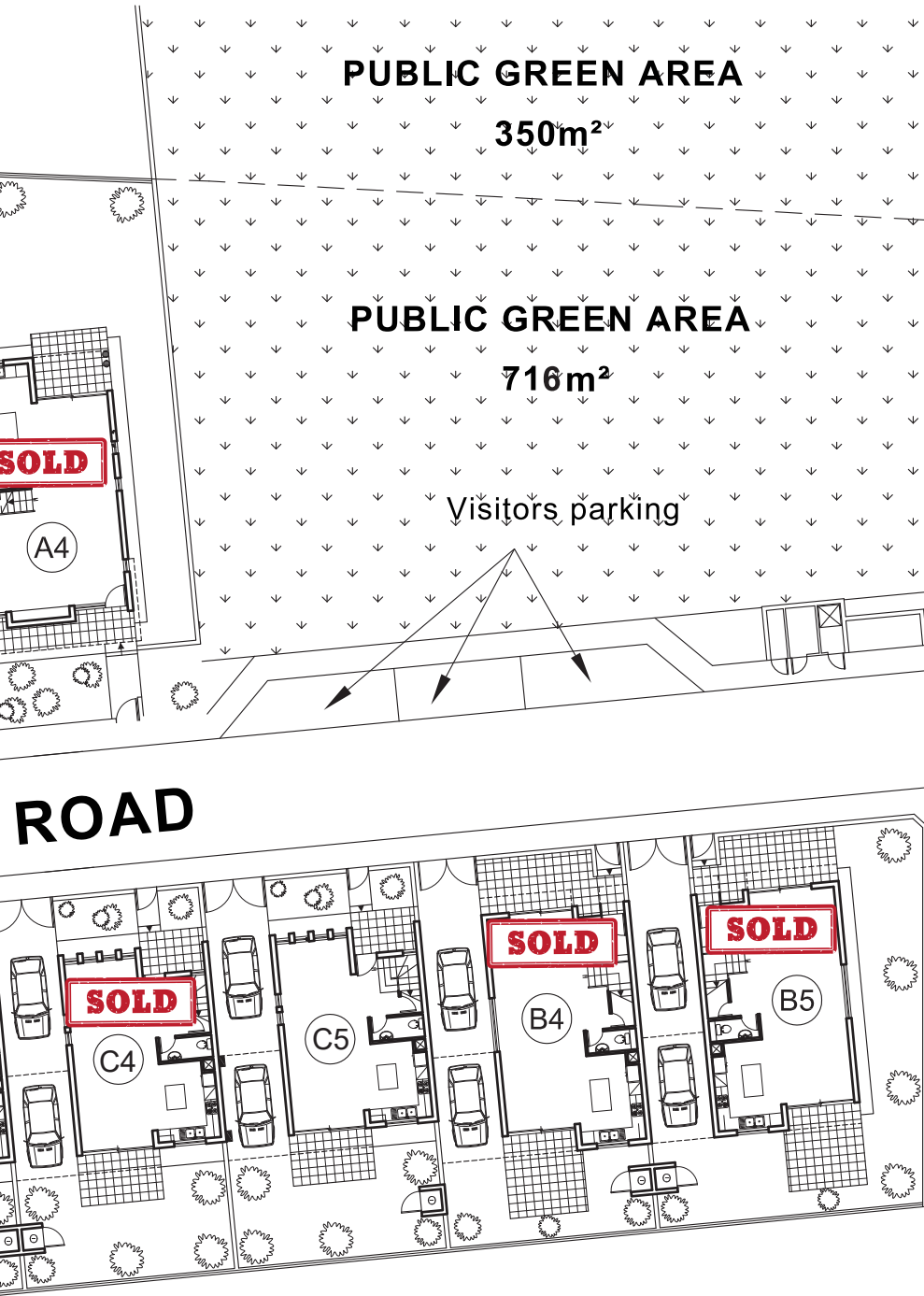


PUBLIC ROAD

CROSSING

PRIVATE





PUBLIC ROAD

Service satisfaction throughout

Kalamon Residences come with an ironclad guarantee of quality and rigorous standards. Our aim is to create a complex of dream homes where owners will find comfort, security and a lifestyle of modern luxury through the highest specifications in construction, interiors and state-of-the-art mod-cons.

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 meeting please contact: **7000 77 18**



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