



ARADIPPOU - LARNACA



Contemporary Elegance in Larnaca's Elite Residential Extension

Located in the flourishing residential sector of Aradippou, connected to Larnaca's vibrant core, Kalamon Amélie sets a new standard for modern living.

This groundbreaking development presents a collection of ultra-contemporary two and three-bedroom apartments in a prime, central location, where visionary architecture seamlessly blends with stylish elegance.

Thanks to its winning combination of convenience, accessibility, and modern comfort, Kalamon Amélie is poised to become a distinctive architectural landmark in the area and stands out for its high-end aesthetics and the deluxe lifestyle it offers to residents.



A Location That Has It All

Kalamon Amélie boasts a central location, 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.

Strategically located amidst the area's vibrant pulse, the building offers quiet privacy. Though set back from the main road, it remains seamlessly linked to the area's offerings. This makes the deluxe apartments equally suitable for families, young couples, and business professionals, or as a smart investment.

THE LOCATION OF KALAMON AMÉLIE OFFERS UNPARALLELED ADVANTAGES:

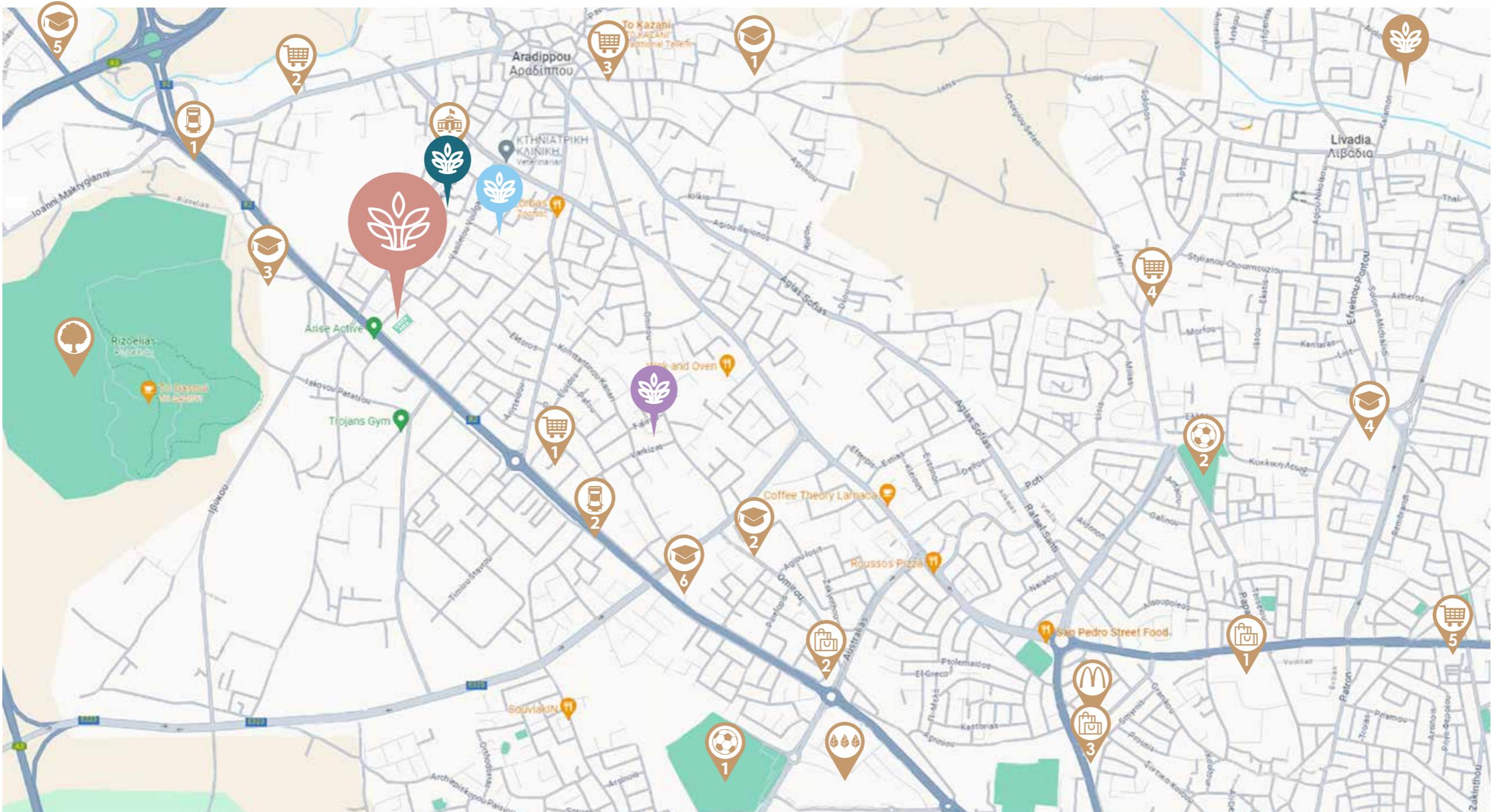
- **Convenient Access:** Experience effortless access to a variety of amenities and facilities, both within immediate reach and in the broader surroundings.
- **Education Options:** The area boasts a wide range of schools, from primary and secondary to higher education institutions.
- **Healthcare:** Receive quality medical care nearby, ensuring both your well-being and peace of mind.
- **Fitness and Recreation:** With gyms just a short stroll away, maintaining an active life style has never been easier.

- **Shopping:** Larnaca's Metropolis Mall, a mere 5 minutes away, offers an eclectic mix of department stores, franchised outlets, and independent shops. Additionally, the vicinity provides easy access to Lidl supermarket and other shopping venues.
- **Dining and Entertainment:** Delight in diverse dining experiences from local eateries to the vibrant culinary scene at the Metropolis Mall.
- **Efficient Travel:** Swift and easy access to the motorway ensures you are always on the move, be it for work or leisure.
- **Professional Services:** The area is teeming with a broad spectrum of professional services to enhance your convenience.
- **Proximity to Larnaca's Town Center and Seafront:** Find yourself in the heart of Larnaca's town center or by the captivating seafront in just 10 minutes.
- **Airport Accessibility:** A mere 15-minute drive sees you to the Larnaca International Airport, perfect for frequent travelers.

Kalamon Amélie truly combines the best of modern living with a location that offers ease, accessibility, and a vibrant lifestyle.



MAP OF THE AREA



 **KALAMON AMÉLIE**

 **KALAMON HOUSE**

 **KALAMON MAJESTIC**

 **KALAMON MUSE**

 **KALAMON ELEON**

 1. ARADIPPOU PRIMARY SCHOOL C'
 2. ARADIPPOU MIDDLE SCHOOL D'
 3. ARADIPPOU LYCEUM (TASOS MITSOPoulos)
 4. LARNACA TECHNICAL SCHOOL
 5. PASCAL ENGLISH SCHOOL
 6. ALEXANDER COLLEGE

 1. AEK ARENA STADIUM
 2. ANTONIS PAPADOPOULOS STADIUM

 **METROPOLIS MALL**

 1. LIDL SUPERMARKET
 2. SPYROS SUPERMARKET
 3. MAS ALAMPRITIS SUPERMARKET
 4. SUPER DISCOUNT
 5. SKLAVENITIS HYPERMARKET

 1. SUPERHOME CENTER
 2. KLEIMA
 3. MARKS AND SPENCER

 **MC DONALD'S DRIVE-THRU**

 **ARADIPPOU TOWN HALL**

 **RIZOELIA FOREST PARK**

 1. HIGHWAY TO NICOSIA, LIMASSOL AND PROTARAS-AYIA NAPA
 2. ELEFTHERIAS AVENUE TO TOWN CENTRE

A Home to Fall in Love With

This luxury complex comprises three floors with a total of 15 meticulously designed two and three-bedroom apartments.

It showcases a modern architectural marvel that seamlessly blends visionary design with opulent interiors, redefining contemporary living.

The building's style blends glass, steel, wood, and concrete, creating a unique urban oasis. Each apartment offers spacious layouts, creative use of space, and sun-drenched interiors thanks to generously-sized verandas with glass fronts.

DISTINCTIVE LIVING: BEYOND THE ORDINARY

- Thoughtful Configuration:** The building's layout across three floors is meticulously designed to emphasize exclusivity and privacy for each resident.
- Enhanced Security:** Access to the building is meticulously controlled through a secure communal entry-phone system, prioritizing the safety and tranquility of its occupants.
- Convenient Parking:** Apartment owners benefit from covered parking spaces, providing a secure shelter for their vehicles and added convenience.
- Efficient Waste Management:** The property incorporates a streamlined waste disposal system, maintaining the cleanliness and orderliness of the premises.
- Abundant Natural Light:** Each apartment boasts generously-sized private verandas with glass fronts, facilitating the infusion of abundant sunlight into the living spaces, creating an inviting and airy ambiance.
- Distinctive Design:** The architectural style of the building is truly one-of-a-kind, setting it apart as a unique and modern architectural masterpiece.
- Tranquil, Yet Easily Accessible:** Nestled in a serene neighborhood, the property ensures quick access to major roads, merging tranquility with convenience.

Kalamon Amélie epitomizes modern luxury, providing an exceptional living experience where visionary design and lavish interiors combine for unparalleled contemporary living.





*A Symphony of
Comfort & Style*

Discover a World of Style and Innovation

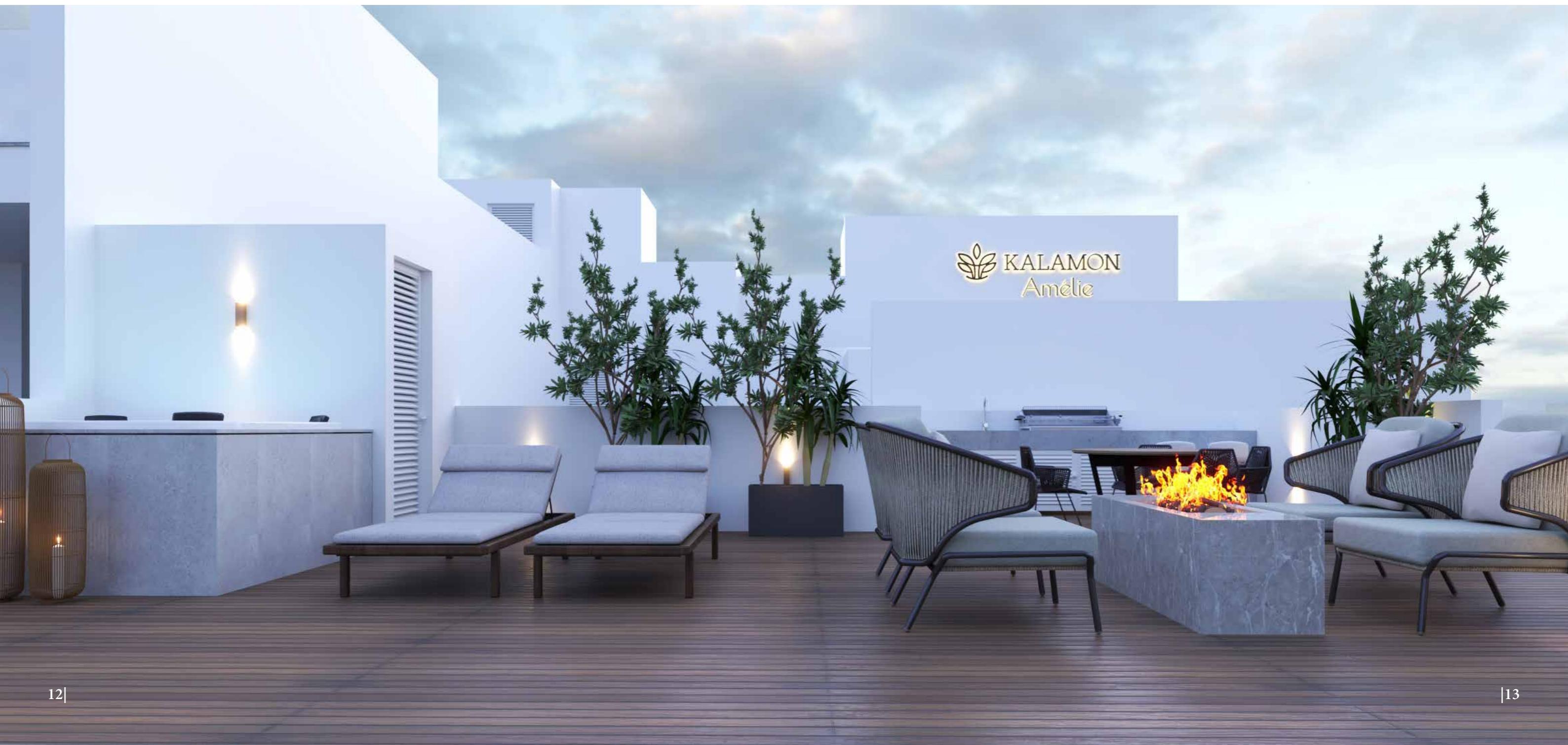
Kalamon Amélie offers apartments that utilize the latest-spec, cutting-edge technology and aesthetic innovations to create homes that are both exclusive and superior in design and comfort.

Each deluxe apartment exudes 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-efficient class A certificate
- Shared electricity with net metering photovoltaic system
- Electric vehicle charging stations

- Solar energy panels for eco-friendly living
- Spacious living areas for relaxation and entertainment
- Modern, open-plan layout for seamless flow
- Large glass-fronted verandas with captivating views
- Double-glazed windows for insulation and quietness
- Thermal insulation for energy optimization
- Built-in self-closing wardrobes for sophisticated storage
- Designer sanitary ware and kitchens for luxury
- A serene environment surrounded by lush greenery, creating a tranquil ambience





Tailored to Your Taste

At Kalamon Amélie, we understand your unique preferences, offering customized properties with high-quality design and materials.

An experienced interior designer will assist in optimizing space and helping you express your unique style through decor.

You also have the flexibility to add optional extras during or after construction, ensuring your dream home becomes a reality.

THESE PROVISIONS INCLUDE:

- Jacuzzi for rooftop luxury
- Air-conditioning for comfort
- Security cameras for safety
- Fire safety system for protection
- Alarm system for security



Take a Look Inside Your New Home

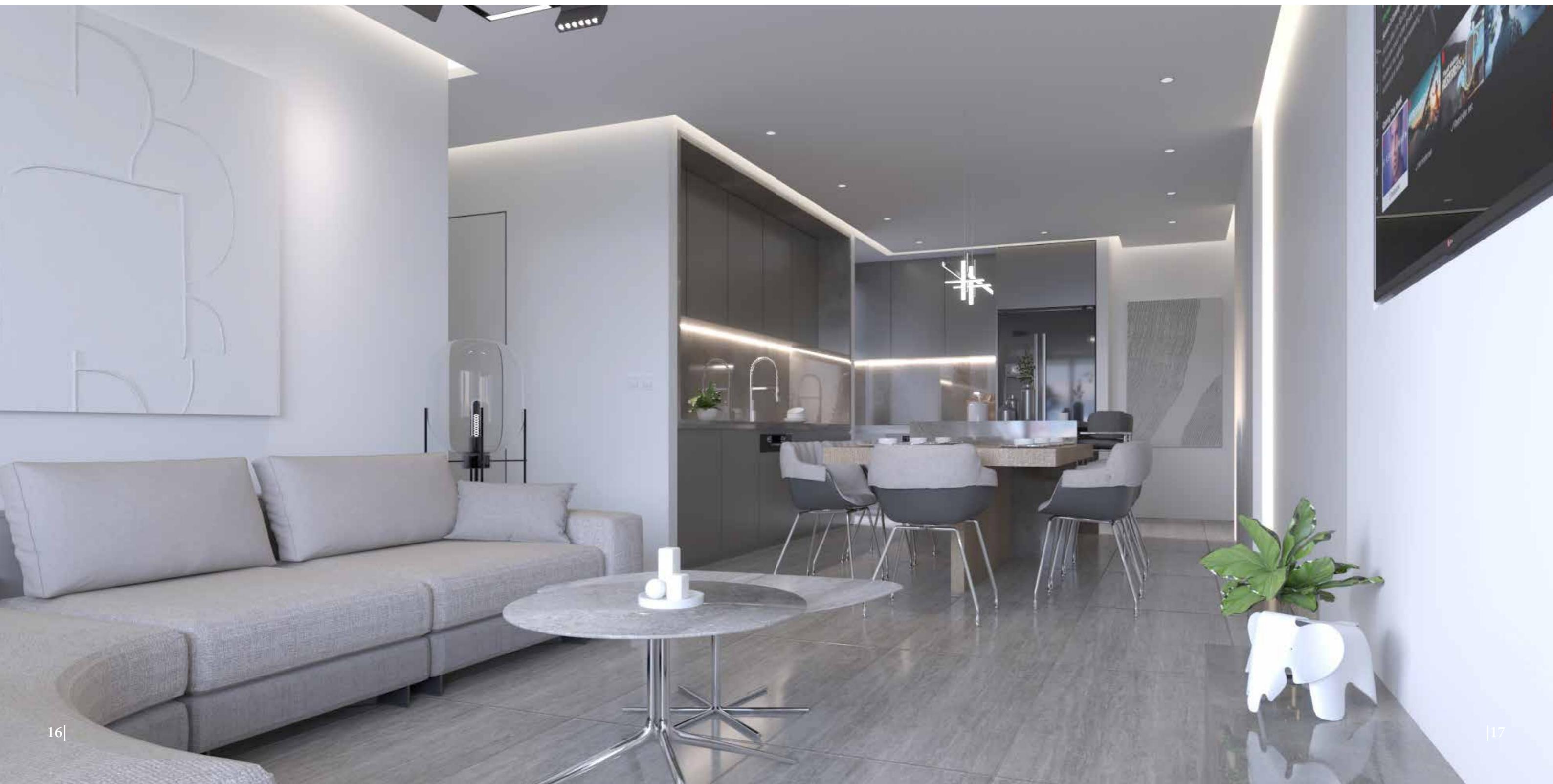
Welcome to your new home at Kalamon Amélie, where luxury and comfort await you.

Step inside and discover the thoughtfully designed apartments, offering a range of two and three bedrooms with an array of attractive features.

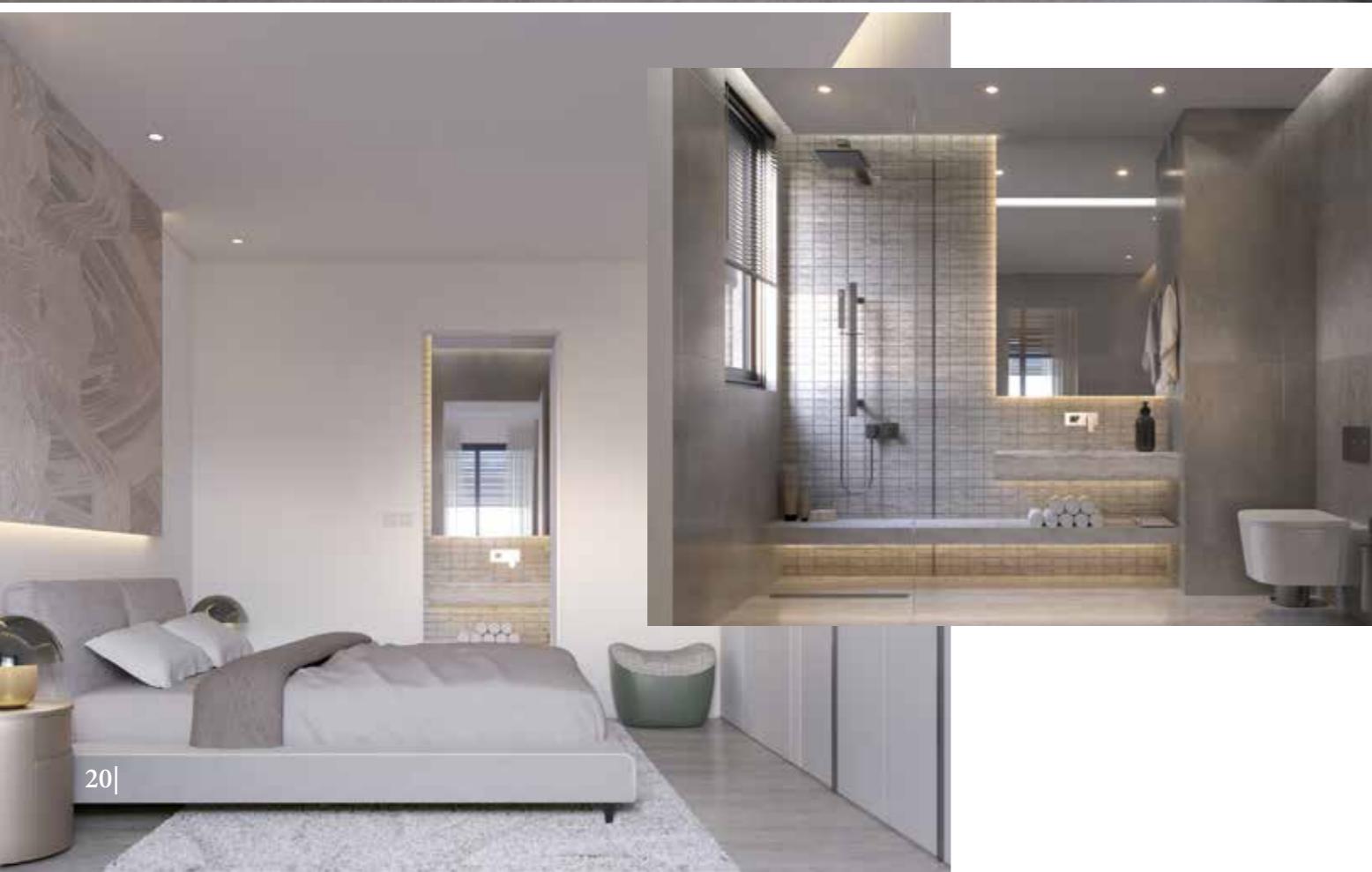
Each apartment has been meticulously crafted to optimize space utilization, boasting a spacious open-plan layout that seamlessly connects the modern kitchen and dining area to a generous lounge. This design creates a harmonious flow throughout the living space, perfect for entertaining or simply enjoying quality time with loved ones.

FEATURES:

- Thoughtfully designed apartments with two and three bedrooms
- Spacious open-plan layout connecting kitchen, dining, and lounge areas
- Expansive veranda accessible through full-length glass doors
- Abundance of natural light filling the living spaces
- Master bedroom with deluxe en-suite bathroom and veranda access







FLOOR PLANS

GROUND FLOOR



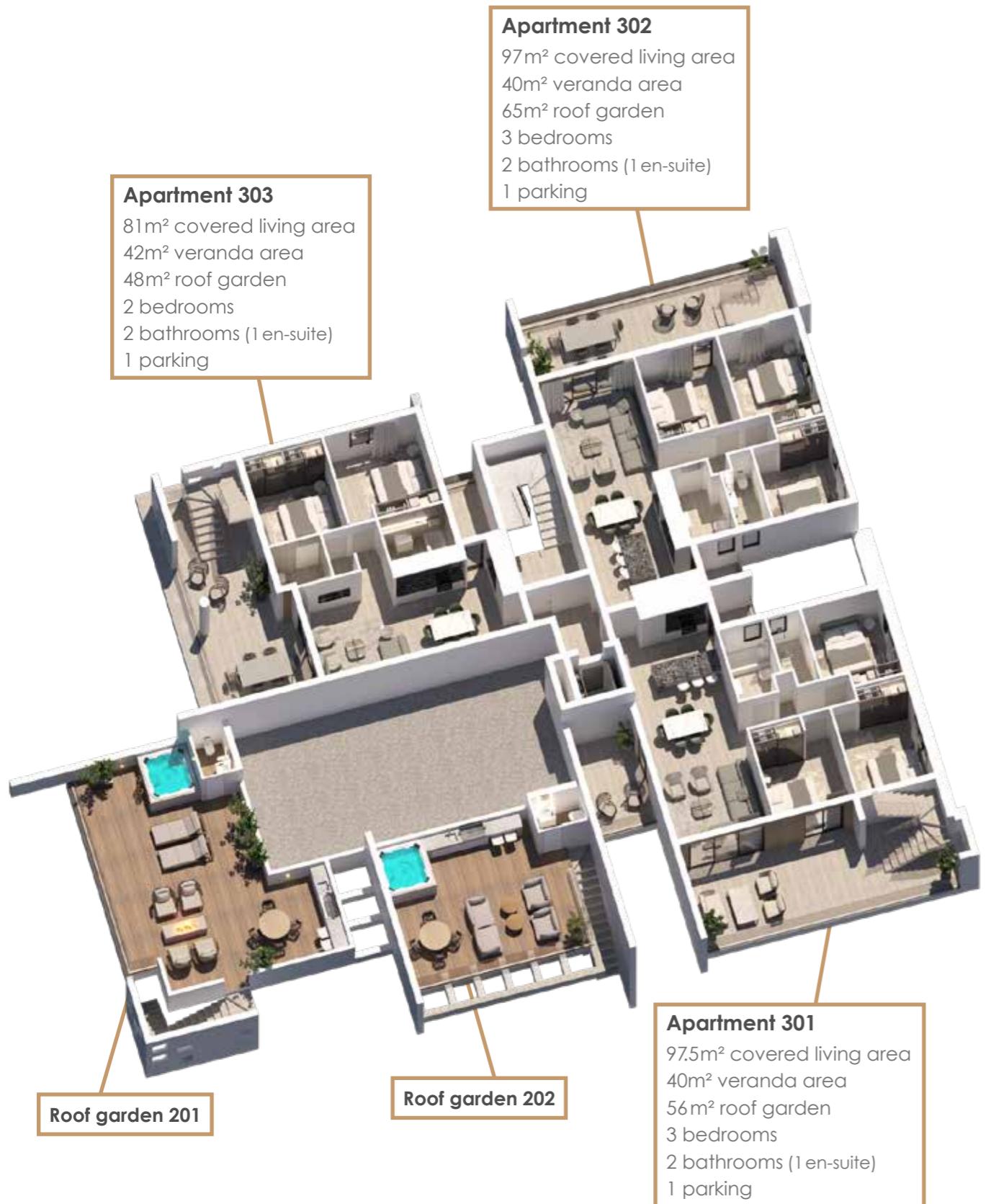
Apartment 001

84m² covered living area
29m² veranda area
129m² garden
2 bedrooms
2 bathrooms (1 en-suite)
1 parking

Apartment 002

81m² covered living area
29m² veranda area
64m² garden
2 bedrooms
2 bathrooms (1 en-suite)
1 parking







Service Satisfaction Throughout

Kalamon Amélie 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, 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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