

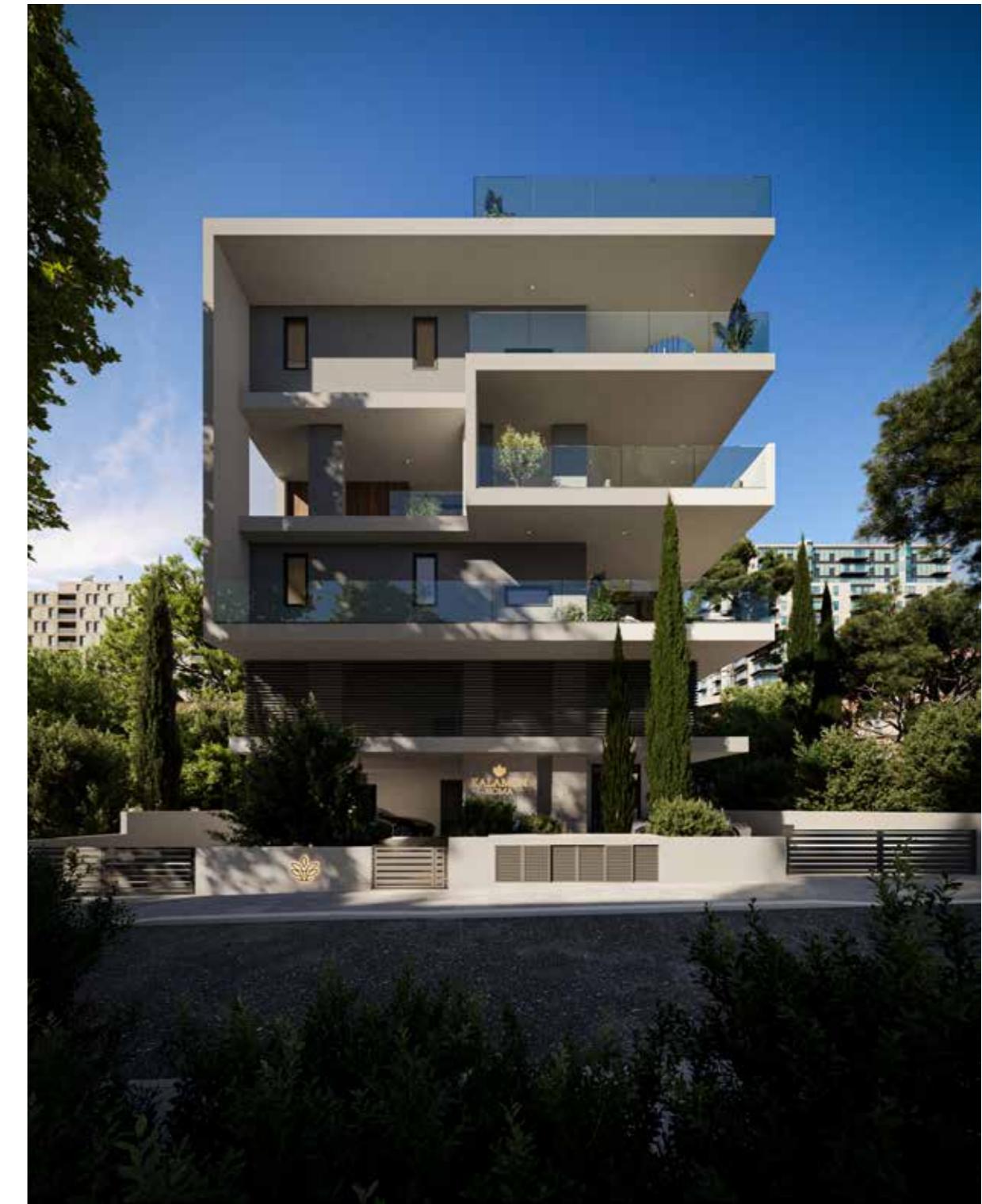
LARNACA

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## Exclusive Living

Ideally positioned in the city of Larnaca, the **Kalamon Noma** deluxe building is home to just five elegant apartments, offering an elevated standard of luxury living and residential comfort.

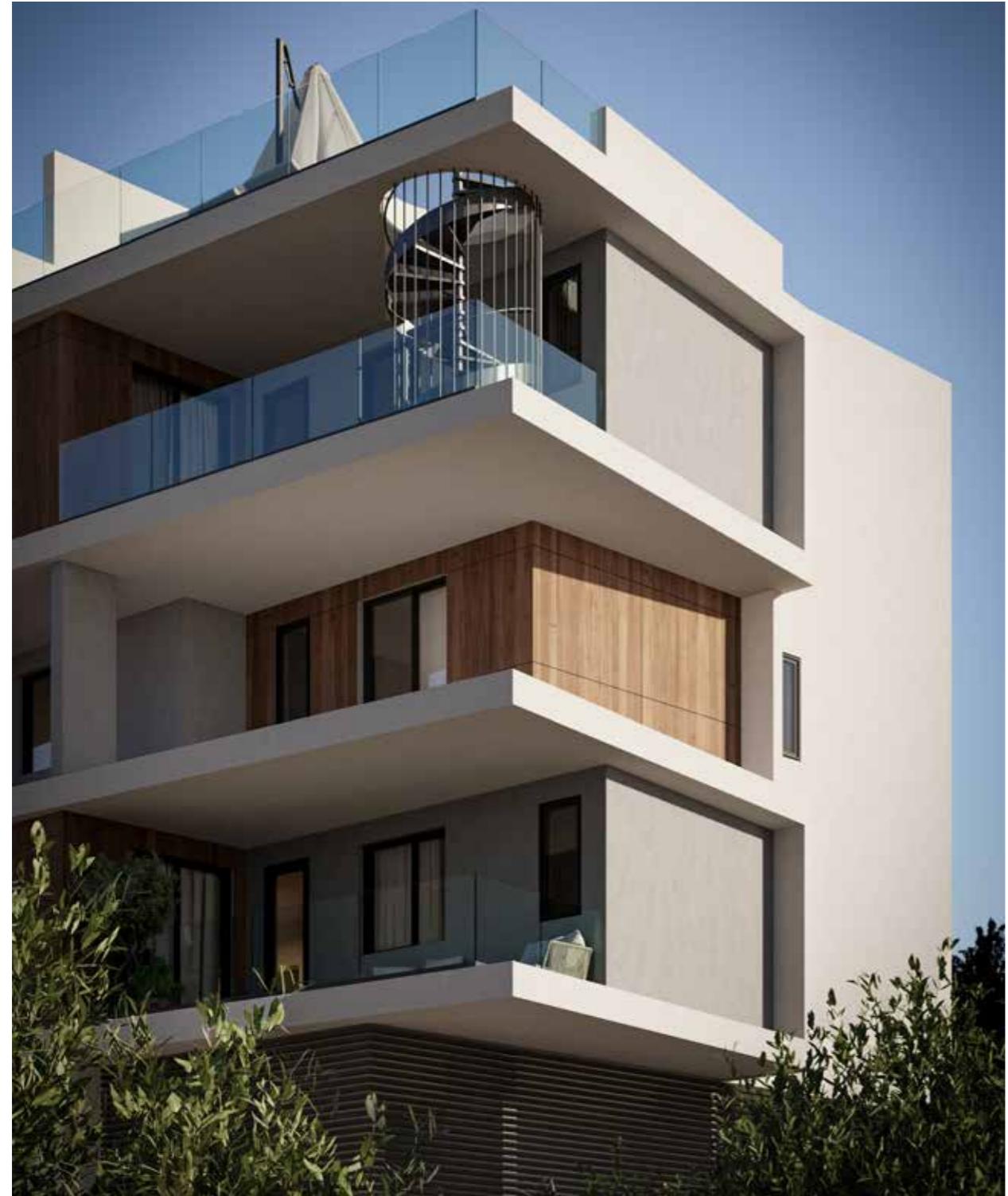
This exceptional development introduces an exclusive selection of ultra-contemporary two and three-bedroom apartments, all set amidst lush greenery, embodying the seamless fusion of visionary architecture and sophisticated elegance.

## Prime Location for Your Lifestyle

Nestled in a central area of Larnaca, this neighborhood effortlessly blends convenience with a unique charm. It stands as one of the city's well-connected areas, offering a harmonious balance of privacy and accessibility.

With efficient connections to every corner of the city, it becomes the ideal haven for families, young couples, and enterprising professionals looking to establish their abode.

Here, you will experience the perfect blend of residential comfort and unhindered access to the city's wealth of amenities and opportunities.



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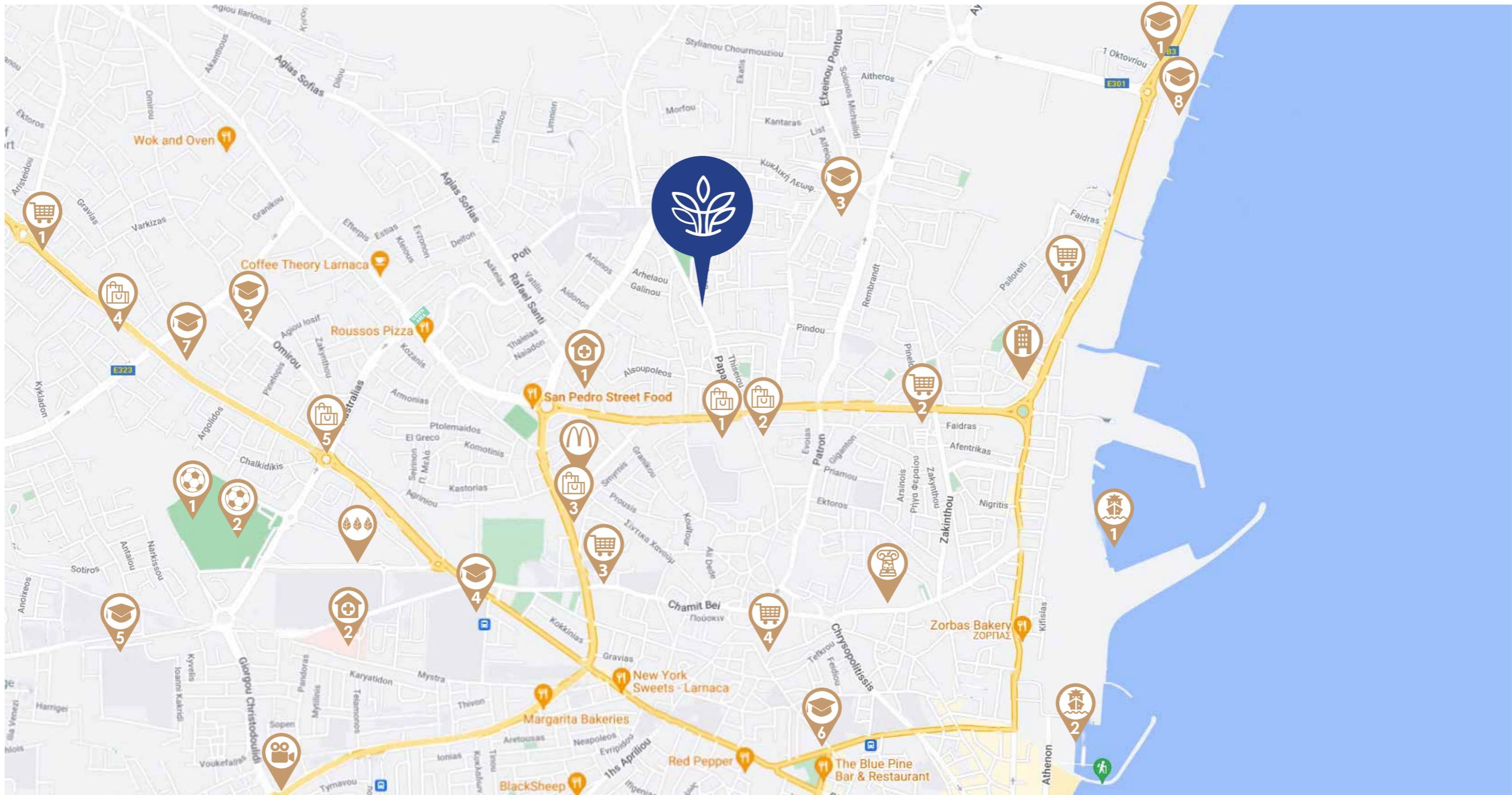
## KALAMON NOMA LOCATION OFFERS:

- The convenience of a central location with access to a wide range of local amenities and facilities.
- Numerous public and private educational institutions catering to your academic needs.
- Quality medical care facilities conveniently located in the vicinity.
- Proximity to gyms for fitness enthusiasts.
- Various supermarkets and stores, including Sklavenitis and Superhome Centre, and an array of other shops for convenient shopping.
- The opportunity to savor a vibrant culinary scene with numerous dining establishments to explore.
- Access to a diverse selection of professional services within arm's reach.
- The benefit of expedited travel routes, including access to the main highway and airport.
- The advantage of proximity to esteemed institutions like the American University, the new Marina project, and the 'Land of Tomorrow.'



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# MAP OF THE AREA



## KALAMON NOMA

- 1. LITTLE ACORNS NURSERY SCHOOL
- 2. ARADIPPOU MIDDLE SCHOOL D'
- 3. LARNACA TECHNICAL SCHOOL
- 4. AGIOU GEORGIOU LYCEUM
- 5. VERGINA LYCEUM
- 6. AMERICAN ACADEMY
- 7. ALEXANDER COLLEGE
- 8. AUCY AMERICAN UNIVERSITY OF CYPRUS



- 1. AEK ARENA STADIUM
- 2. NEW GSZ STADIUM



- MC DONALD'S DRIVE-THRU



- 1. LARNACA MAIN HARBOR
- 2. LARNACA MARINA



- K-CINEPLEX



- 1. LIDL SUPERMARKET
- 2. SKLAVENITIS HYPERMARKET
- 3. ALPHAMEGA SUPERMARKET
- 4. METRO SUPERMARKET



- 1. SYNESIO MEDICAL CENTER
- 2. LARNACA GENERAL HOSPITAL



- RADISSON BLU HOTEL



- METROPOLIS MALL



- 1. SUPERHOME CENTER
- 2. MR BRICOLAGE
- 3. MARKS AND SPENCER
- 4. SPORTS DIRECT
- 5. KLEIMA



- ARCHAEOLOGICAL SITE OF KITION

# A Home to Fall in Love With

This luxury complex comprises three floors with a total of 5 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 unique and modern, setting it apart in its elegance and contemporary appeal.
- **Well-Connected Location:** Nestled in a neighborhood with excellent access to major roads, the property combines convenience with a central location.

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



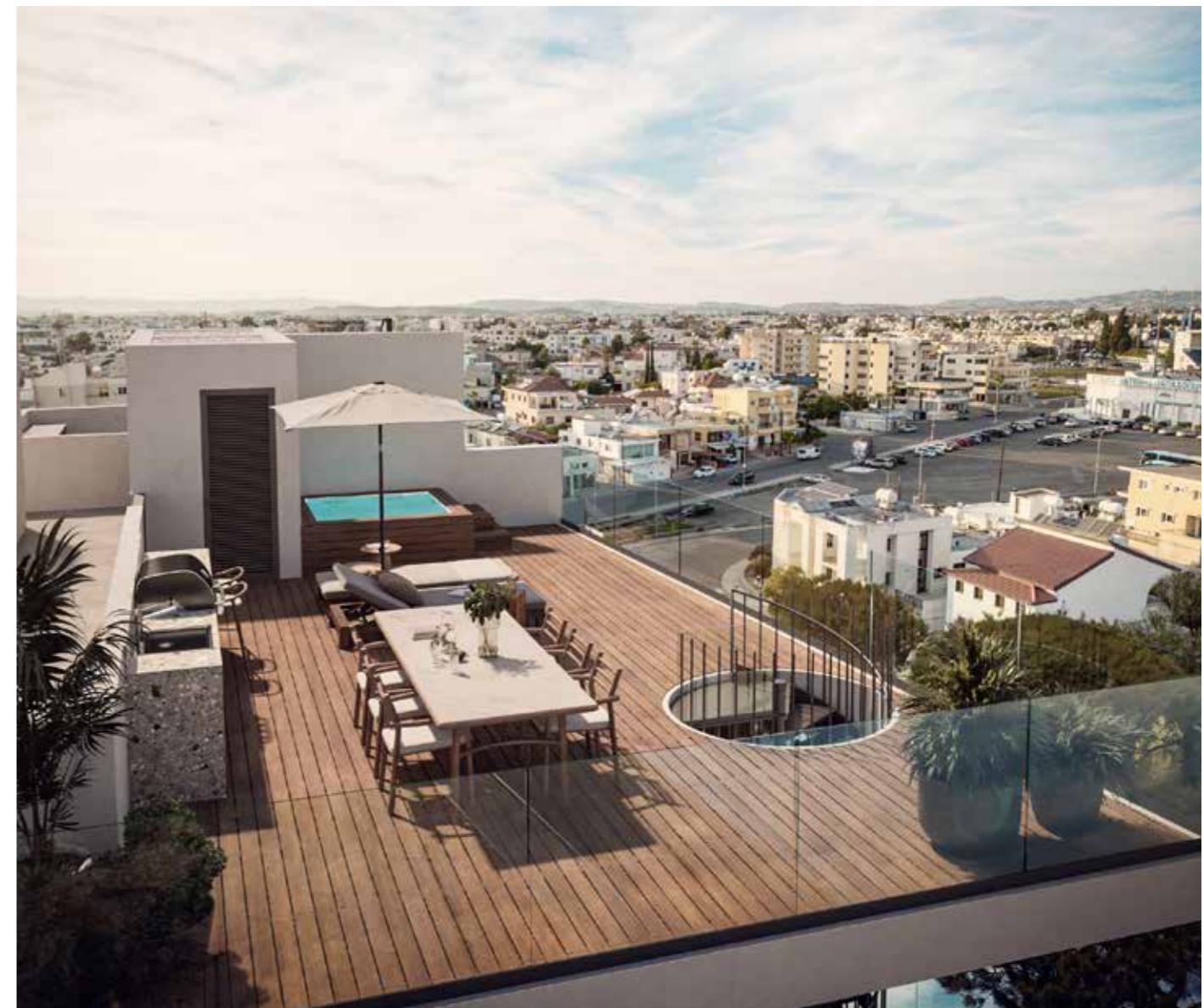
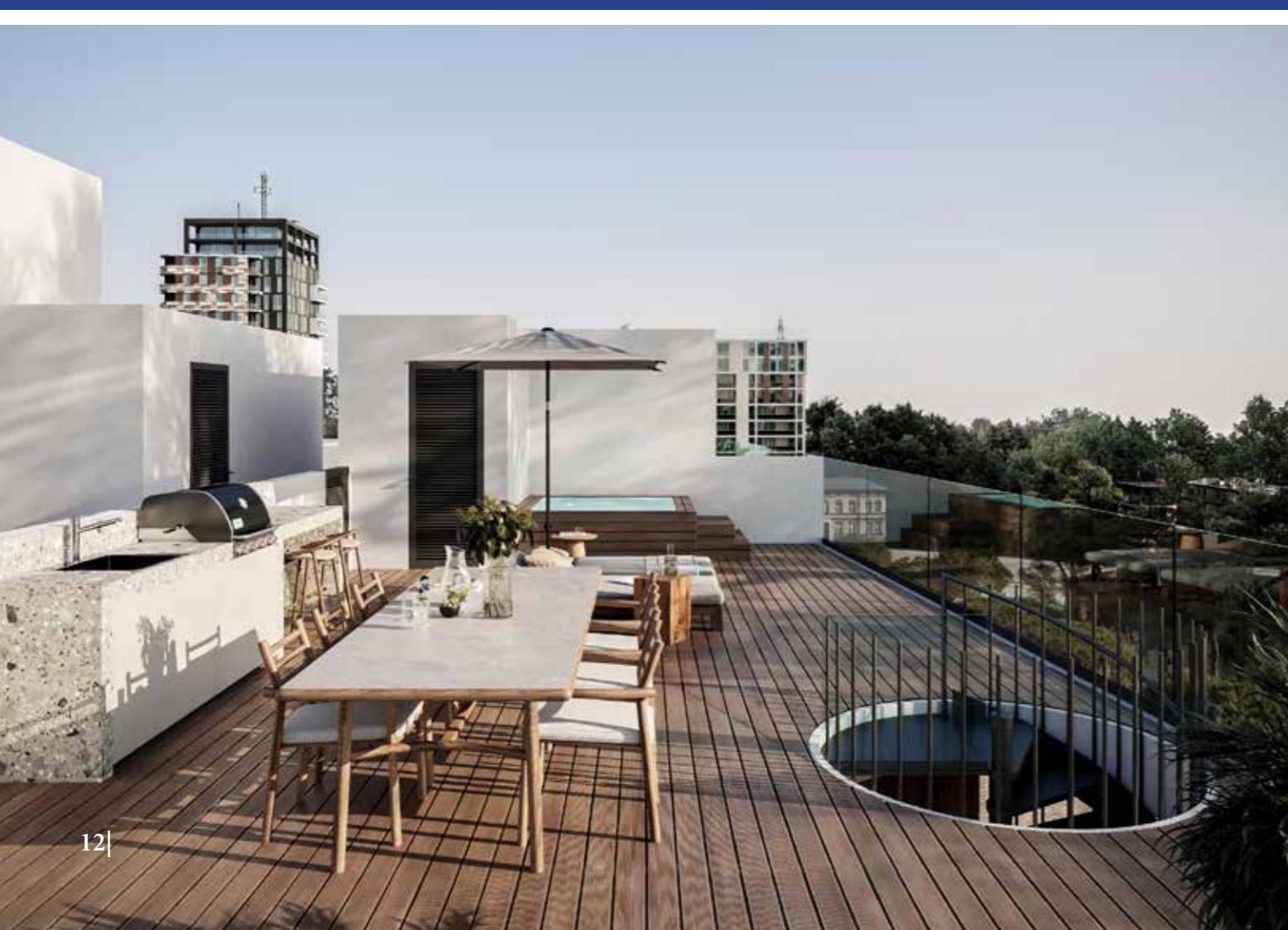
## Discover a World of Style and Innovation

**Kalamon Noma** 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-efficient class A certificate
- Shared electricity with net metering photovoltaic system
- Solar energy panels for eco-friendly living
- High-speed fiber optics for reliable connectivity
- 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



### Tailored to Your Taste

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

An experienced interior designer will assist in optimizing space and reflecting your individuality 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 Noma** 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 & MEZZANINE



**Apartment 102**

80m<sup>2</sup> covered living area  
33m<sup>2</sup> veranda area  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 101**

83.5m<sup>2</sup> covered living area  
20m<sup>2</sup> veranda area  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 201**

128m<sup>2</sup> covered living area  
48m<sup>2</sup> veranda area  
3 bedrooms  
2 bathrooms (1 en-suite)  
1 parking



**Apartment 302**  
80m<sup>2</sup> covered living area  
20m<sup>2</sup> veranda area  
64.5m<sup>2</sup> roof garden  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 301**  
83.5m<sup>2</sup> covered living area  
17m<sup>2</sup> veranda area  
49m<sup>2</sup> roof garden  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking



**Roof Garden 301**

**Roof Garden 302**



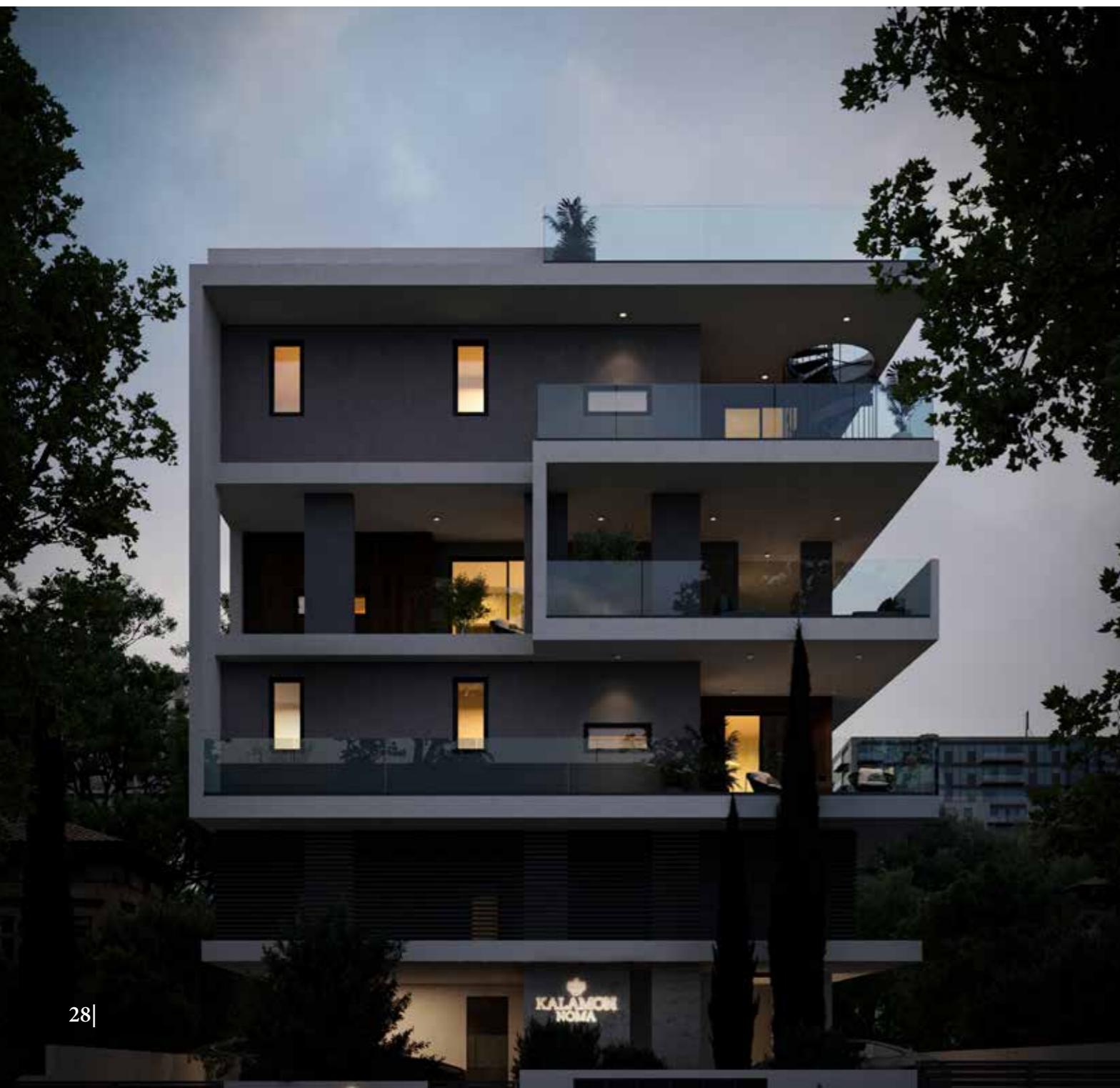
## Service Satisfaction Throughout

**Kalamon Noma** 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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