

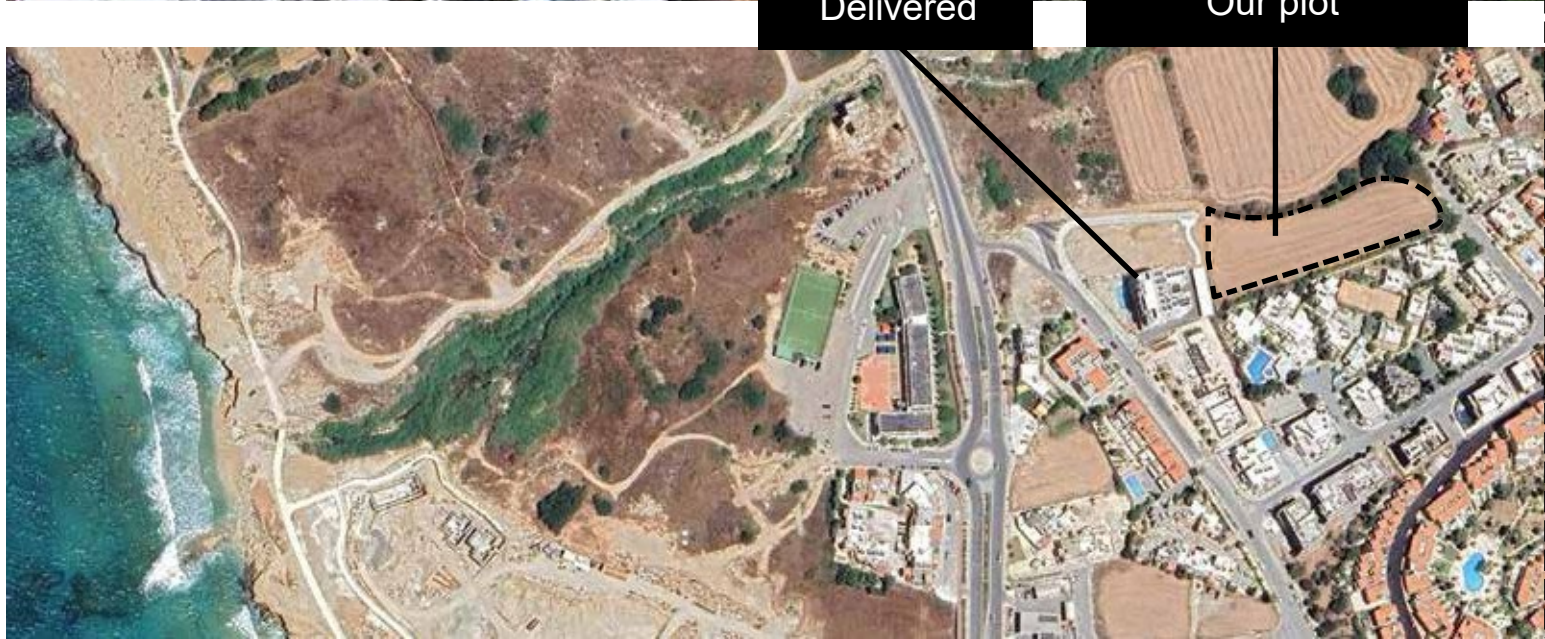


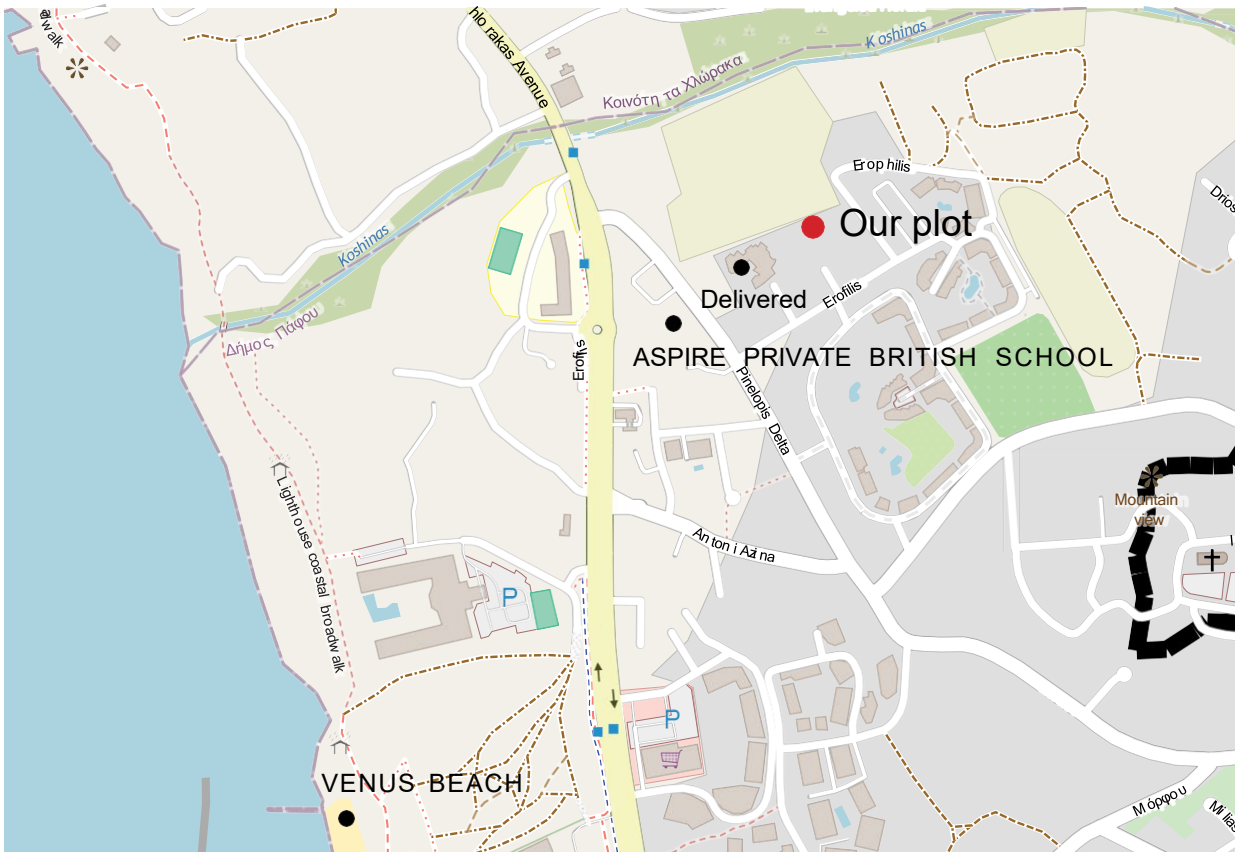


Living In Style

This is the next chapter of sophisticated living, follows the success of the Kalamos project, delivered in 2024.

This exclusive development features 24 modern apartments and 5 elegant townhouses, designed to elevate your lifestyle to new heights.





CHOOSING PAPHOS

Located in a prime spot in Cyprus, this development is just steps from Aspire Private British School, and a mere 5-minute drive from the city centre. The beautiful Venus Beach is also within walking distance, offering easy access to the sea.

- Distance to the sea - 500m
- Distance to the Kings Avenue Mall - 2km
- Distance to the Town Centre - 2km
- Distance to the Private British School - 100m
- Distance to amenities - 500m





apartments / townhouses

The project offers 29 beautifully designed apartments and townhouses, combining modern living with coastal charm. Some apartments feature stunning sea views, while others offer amazing mountain views. The spacious layouts are designed for both comfort and style. Residents can enjoy the communal pool, secure parking, and the convenience of being close to both the beach and the city center. These homes are perfect for those seeking a mix of relaxation and city life.



SITEPLAN *ground floor*

EXECUTIVE SUMMARY

- 5 luxurious townhouses
- 4 one-bedroom apartments
- 16 two-bedrooms apartments
- 4 studio apartments
- Storage rooms
- Parking spaces
- Communal pool
- Gym



**PHASE A
BLOCKS A+B
TOWNHOUSES**



PHASE A
BLOCK OF APARTMENTS

PHASE B
BLOCK OF APARTMENTS

first floor

BLOCK A



101 APARTMENT
1 BEDROOM 1 BATHROOM

LIVING AREA:	56 sqm
COVERED VERANDA:	11 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	67 sqm

102 APARTMENT
STUDIO

LIVING AREA:	36 sqm
COVERED VERANDA:	10 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	46 sqm

103 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	82 sqm
COVERED VERANDA:	14 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	96 sqm

104 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	83 sqm
COVERED VERANDA:	22 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	105 sqm

105 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	87 sqm
COVERED VERANDA:	13 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	100 sqm

106 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	78 sqm
COVERED VERANDA:	23 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	101 sqm



second floor

BLOCK A



201 APARTMENT
1 BEDROOM 1 BATHROOM

LIVING AREA:	56 sqm
COVERED VERANDA:	11 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	67 sqm

204 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	83 sqm
COVERED VERANDA:	22 sqm
STORE ROOM:	0
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	105 sqm

202 APARTMENT
STUDIO

LIVING AREA:	36 sqm
COVERED VERANDA:	8 sqm
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	44 sqm

205 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	78 sqm
COVERED VERANDA:	15 sqm
STORE ROOM:	0
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	93 sqm

203 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	82 sqm
COVERED VERANDA:	14 sqm
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	96 sqm

206 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	78 sqm
COVERED VERANDA:	23 sqm
STORE ROOM:	1
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	101sqm



third floor

BLOCK A



301 APARTMENT
1 BEDROOM 1 BATHROOM

LIVING AREA:	56 sqm
COVERED VERANDA:	10 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	66 sqm

304 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	82 sqm
COVERED VERANDA:	23 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	105 sqm

302 APARTMENT
STUDIO

LIVING AREA:	36 sqm
COVERED VERANDA:	10 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	46 sqm

305 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	77 sqm
COVERED VERANDA:	13 sqm
STORE ROOM:	1
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	90 sqm

303 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	82 sqm
COVERED VERANDA:	15 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	97 sqm

306 APARTMENT
2 BEDROOMS 2 BATHROOMS

LIVING AREA:	78 sqm
COVERED VERANDA:	21 sqm
STORE ROOM:	1
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	99 sqm



fourth floor

BLOCK A



401 APARTMENT	
1 BEDROOM 1 BATHROOM	
LIVING AREA:	56 sqm
COVERED VERANDA:	10 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	66 sqm

402 APARTMENT	
STUDIO	
LIVING AREA:	36 sqm
COVERED VERANDA:	8 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	44 sqm

403 APARTMENT	
2 BEDROOMS 2 BATHROOMS	
LIVING AREA:	82 sqm
COVERED VERANDA:	17 sqm
STORE ROOM:	1
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	99 sqm

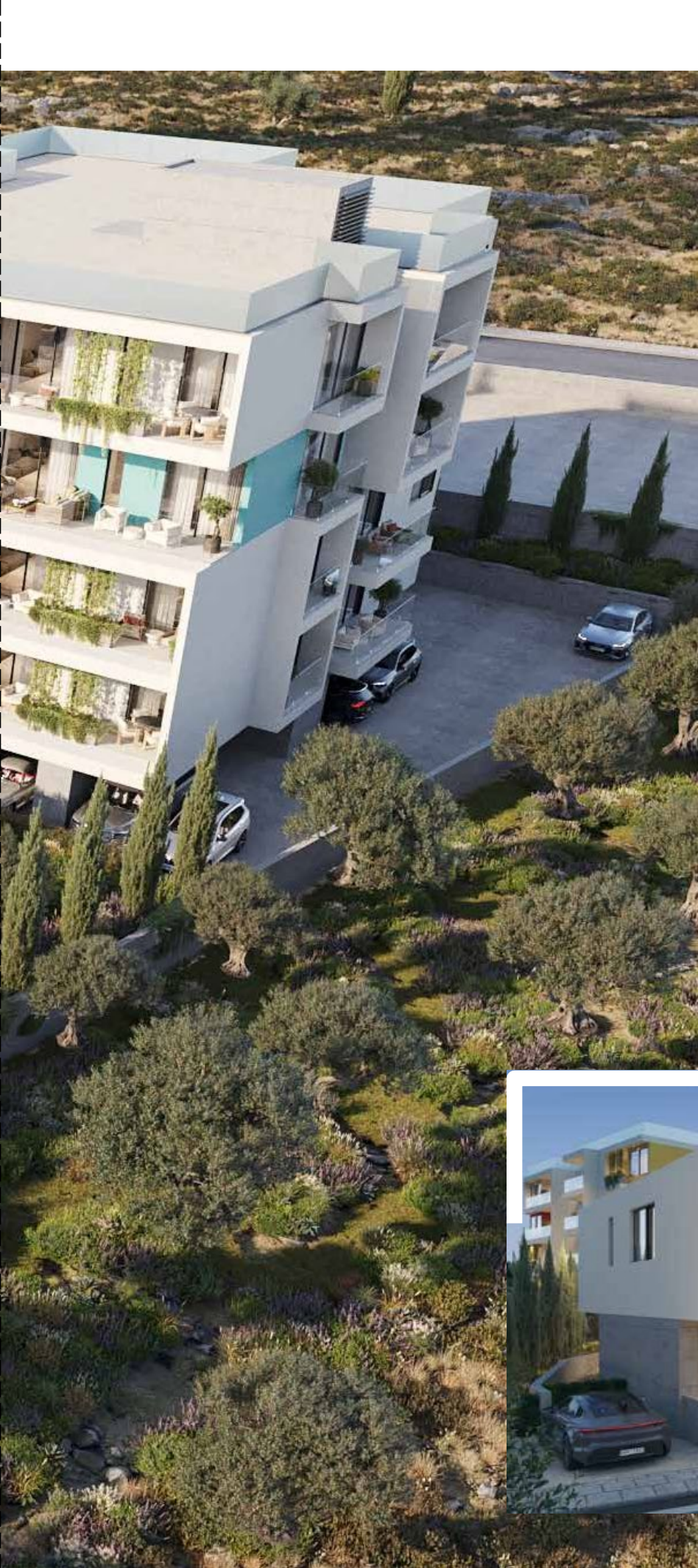
404 APARTMENT	
2 BEDROOMS 2 BATHROOMS	
LIVING AREA:	81 sqm
COVERED VERANDA:	23 sqm
STORE ROOM:	1
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	104 sqm

405 APARTMENT	
2 BEDROOMS 2 BATHROOMS	
LIVING AREA:	77 sqm
COVERED VERANDA:	11 sqm
STORE ROOM:	1
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	88 sqm

406 APARTMENT	
2 BEDROOMS 2 BATHROOMS	
LIVING AREA:	78 sqm
COVERED VERANDA:	23 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	101 sqm







townhouses

The townhouses in the project offer the perfect blend of elegance and space. With just 5 townhouses available, it's the perfect opportunity to own a lovely home in a beautiful project. Featuring two- and three-bedroom options, open-plan interiors, private verandas, and quality finishes, these homes are designed for both comfort and style. Surrounded by landscaped gardens and a peaceful communal pool, they provide a tranquil retreat while still being close to the city, making them ideal for families or anyone seeking more space.



site plan / ground floor



TOWNHOUSE 01 / BLOCK A	
3 BEDROOMS 2 BATHROOMS	
PLOT:	147 sqm
LIVING AREA:	116 sqm
COVERED VERANDAS:	21 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	137 sqm

TOWNHOUSE 02 / BLOCK A	
2 BEDROOMS 2 BATHROOMS	
PLOT:	115 sqm
LIVING AREA:	96 sqm
COVERED VERANDAS:	14 sqm
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	110 sqm

TOWNHOUSE 03 / BLOCK A	
2 BEDROOMS 2 BATHROOMS	
PLOT:	115 sqm
LIVING AREA:	96 sqm
COVERED VERANDAS:	14 sqm
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	110 sqm

TOWNHOUSE 04 / BLOCK B	
3 BEDROOMS 2 BATHROOMS	
PLOT:	127 sqm
LIVING AREA:	115 sqm
COVERED VERANDAS:	21 sqm
SEMI-COVERED PARKING:	1
TOTAL COVERED AREA:	136 sqm

TOWNHOUSE 05 / BLOCK B	
3 BEDROOMS 2 BATHROOMS	
PLOT:	190 sqm
LIVING AREA:	115 sqm
COVERED VERANDAS:	22 sqm
UNCOVERED PARKING:	1
TOTAL COVERED AREA:	137 sqm

first floor





- All interior images are used for marketing purposes.
- Some items shown might be at an additional cost.
- 3D images subject to Planning Permit additions (if any).
- Interior 3D images subject to the availabilities and choice of the Client.



mood board



specifications

KITCHEN

- European handleless fitting (colour choice available) • Individually designed layouts.
- Techno granite worktops (colour choice available)

BATHROOMS, LIVING ROOM & INNER AREAS

- European ceramic flooring in hall and living areas (colour choice available) or laminate wood floor

CLIMATE CONTROL

- HEATING: Under floor heating (optional) in all rooms and hallways with heat pump system.
- COOLING: Independent comfort cooling concealed units in all areas.
- VRV A/C SYSTEM.

OTHER SPECIFICATIONS

- Solar System for heating water • Pressurized water system
- Double glazing • Energy saving building (built according to the latest EU standards) / Category A

COMMUNAL AREAS, SERVICES & FACILITIES

- Video controlled security entrance • Lift to all floors • Landscaped communal gardens
- Covered parking on ground level / Storage room • Electric charging points for electric cars