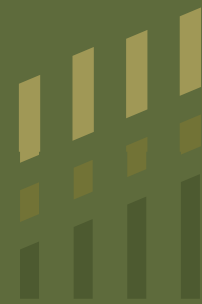


KALAMOS DUO

Living In Style

EXPERIENCE A LIFE BEYOND ORDINARY WITH





KALAMOS DUO

Living In Style

Kalamos DUO, the next chapter of sophisticated living, follows the success of the Kalamos project, delivered in 2024 by the esteemed.

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



KALAMOS



KALAMOS DUO



KALAMOS

KALAMOS DUO



CHOOSING KALAMOS DUO

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

Kalamos Duo 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 FLATS

PHASE B
BLOCK OF FLATS

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

202 APARTMENT

STUDIO

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

203 APARTMENT

2 BEDROOMS 2 BATHROOMS

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

204 APARTMENT

2 BEDROOMS 2 BATHROOMS

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

205 APARTMENT

2 BEDROOMS 2 BATHROOMS

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

302 APARTMENT

STUDIO

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

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

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

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
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





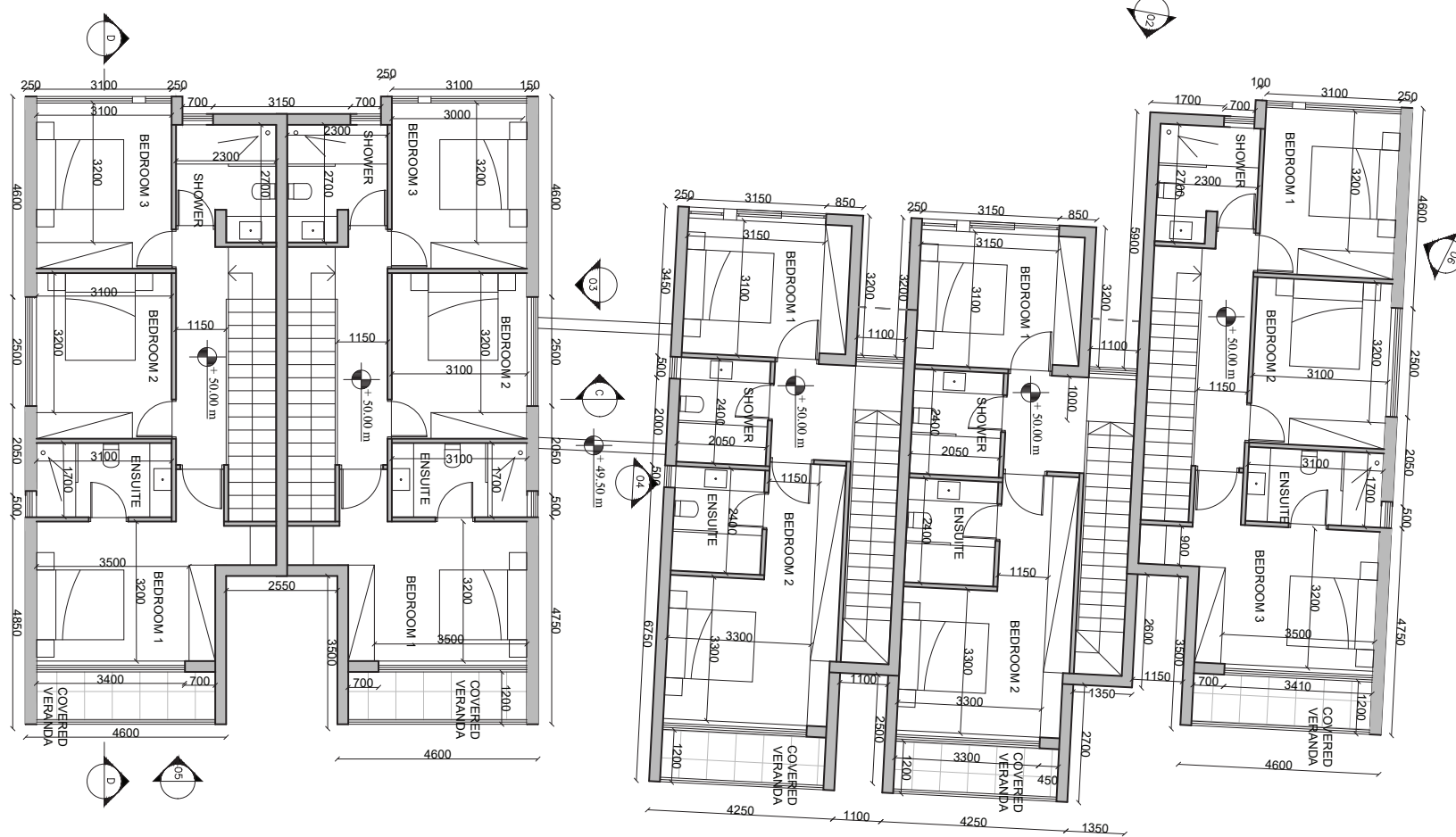


townhouses

The townhouses at Kalamos Duo 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.



first floor





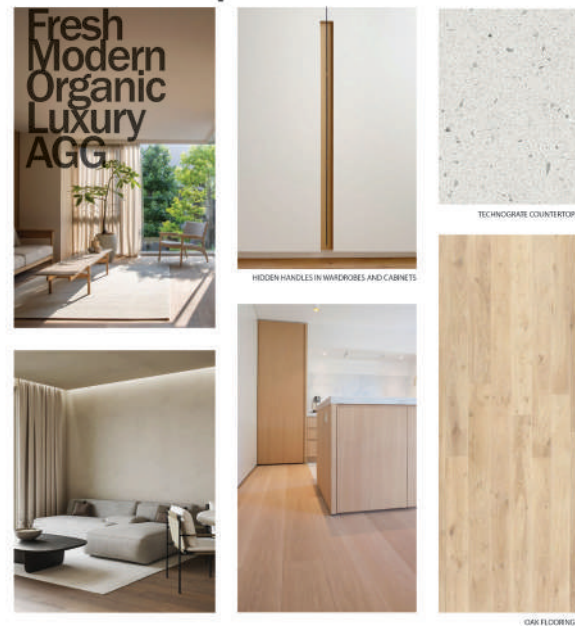
- All interior images are used for marketing purposes.
- Some items shown might be at an additional cost.
- 3D images subject to Planning Permit additions (if any).
- Interior 3D images subject to the availabilities and choice of the Client.

mood board

Exterior Aesthetics



Interior Inspiration



Sanitary



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

