

K A I A

RESIDENCE

01

INFO PAGE

WELCOME TO KAIA RESIDENCE

Nestled in the peaceful Drosia area of Larnaca, Kaia Residence is a modern residential development consisting of three blocks, offering a total of 30 stylish apartments. The project features a variety of living spaces, including Studio, One-Bedroom, and Two-Bedroom units, each designed with contemporary living in mind. Every apartment at Kaia Residence comes with one parking space and one storage room. Every detail has been thoughtfully designed to ensure ergonomic comfort, making these homes an ideal choice for couples, families, and individuals alike. Built to the highest standards, Kaia Residence is certified to Energy Class A, ensuring a perfect balance between style, sustainability, and energy efficiency.

- 01** INFO PAGE
- 03** LOCATION
- 05** WHY KAIA
- 07** TECHNICAL SPECIFICATIONS
- 09** FLOOR PLANS

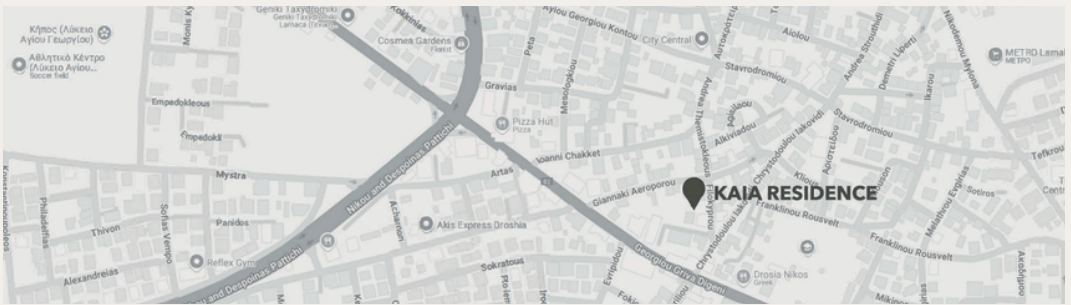
KAIA RESIDENCE



03

LOCATION

KAIA DROSIA, LARNACA Choose Kaia Residence for a modern, sustainable, and comfortable lifestyle in one of Larnaca's most convenient locations.



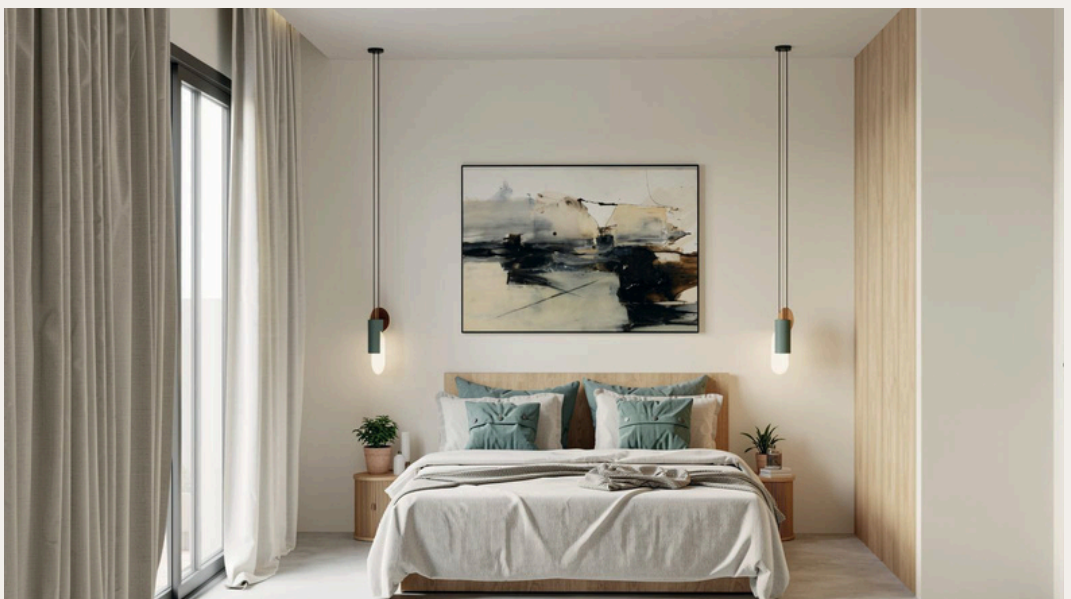
Situated in prime location



Best Quality materials



Energy saving building



KAIA RESIDENCE



05

WHY **KAIA RESIDENCE?**

Kaia is derived from the Greek word for “pure” or “clean,” reflecting the residence's commitment to creating a serene and sustainable living environment. Just as the name suggests, Kaia Residence offers a place where purity in design, quality craftsmanship, and comfort converge to offer a truly exceptional living experience.

HERE'S WHY **KAIA RESIDENCE STANDS OUT**

SPACIOUS LIVING

The apartments are thoughtfully designed to maximize space, ensuring a harmonious balance between comfort and functionality.

ENERGY EFFICIENCY

Built with advanced, eco-friendly materials to promote sustainability, reduce costs, and minimize environmental impact.

PRIME LOCATION

Located in a quiet and desirable neighbourhood, yet only a short distance from essential amenities, including:

- Larnaca Airport
 - Schools
 - Supermarkets
 - Beaches and more
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07

TECHNICAL **SPECIFICATIONS**

01/STRUCTURE

- Reinforced concrete structure, adhering to Eurocodes and Cyprus anti-seismic standards.

02/MASONRY

- External walls: 25cm-wide thermo-insulated hollow bricks.
- Internal walls: 10cm-wide hollow bricks. • Smooth mortar finishing, painted with three coats.

03/EXTERIOR FINISHING

- Certified insulation system with 8cm polystyrene panels for optimal thermal efficiency.

04/ALUMINIUM WORKS

- Thermo-insulated, double-glazed sliding or opening doors and windows, complying with Cyprus energy regulations.

05/PLUMBING

- Advanced piping system (PRP and pipe-in-pipe). • Solar water heating system with 150L capacity for two-bedroom apartments. • Electrically powered boiler and 1000L pressurized PVC water tank.

06/ELECTRICAL WORKS

- Incompliance with the 17th edition of E.A.C. standards.
- Motion sensors and security access keys for added safety.

GENERIC FLOOR PLANS

BLOCK A



2x2 bedroom with Roof Garden
6x2 bedroom
4x1 bedroom

BLOCK B



2x2 bedroom with Roof Garden
3x2 bedroom

BLOCK C



8x1 bedroom

TOTAL UNITS: 30
TOTAL PARKINGS: 30



KAIA RESIDENCE





TWO-BEDROOM ROOF GARDEN



TWO-BEDROOM ROOF GARDEN



KAIA

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