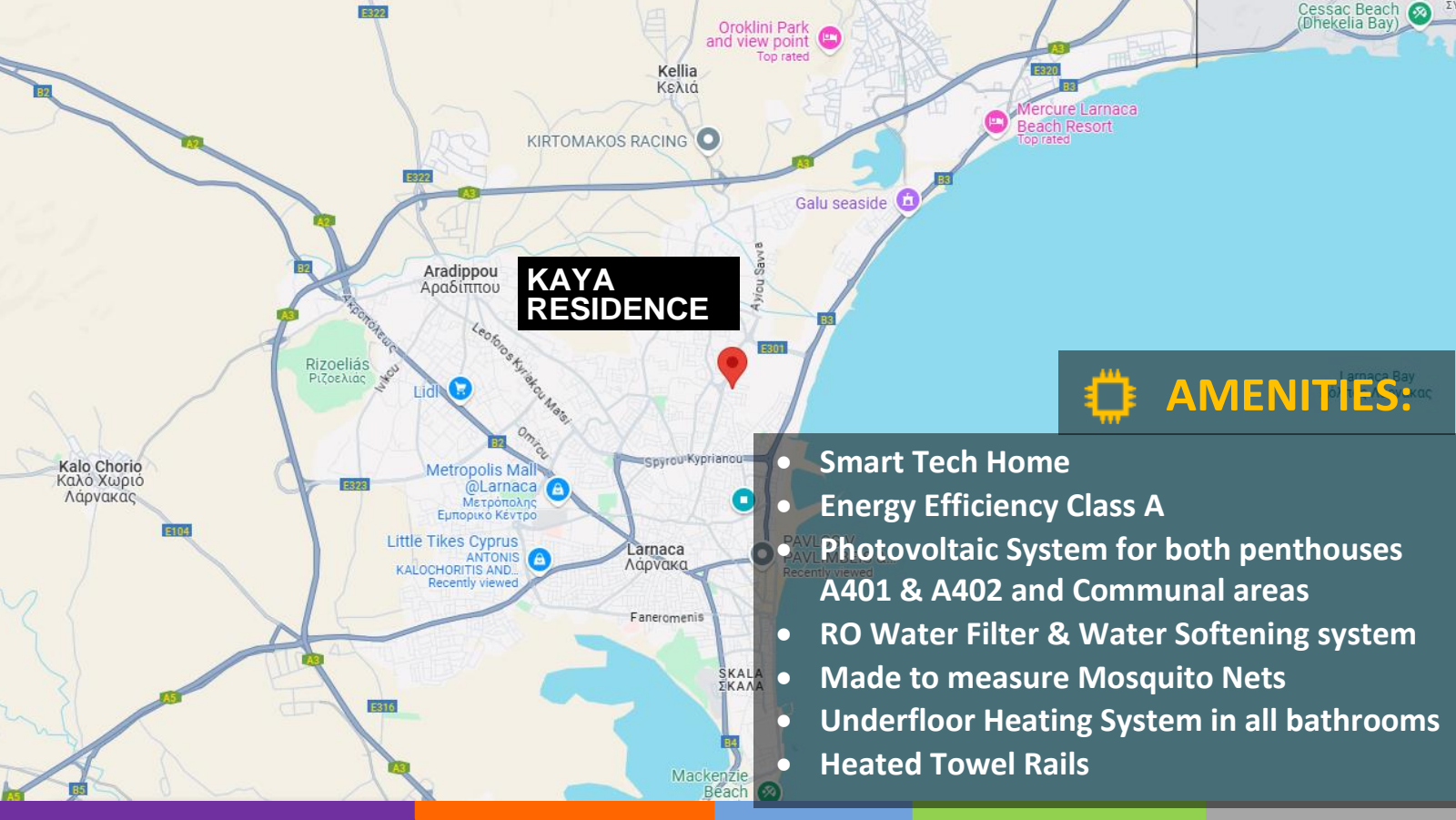




KAYA RESIDENCE



KAYA RESIDENCE



AMENITIES:

- Smart Tech Home
- Energy Efficiency Class A
- Photovoltaic System for both penthouses A401 & A402 and Communal areas
- RO Water Filter & Water Softening system
- Made to measure Mosquito Nets
- Underfloor Heating System in all bathrooms
- Heated Towel Rails



KAYA RESIDENCE

LOCATION:

- New Development Area of Larnaca (Land of Tomorrow)
- 10 luxury high end apartments
- Penthouses have sea views
- 500 meters to the Sea
- High Capital Growth potential
- Excellent rental opportunities with a high ROI
- Close to the New American University & Educational Institutions
- Close to the City Centre & All Amenities

ADVANCED FEATURES SPECIFICATIONS

ELECTRICAL INSTALLATION & SPECIFICATION

The following are included:

- Energy efficiency Class A
- Smart control system “aligned” for use as “provisions” for the below
 1. Lights & Dimmer Switches
 2. Smart TV
 3. Music Surround System
 4. Electric Blinds
 5. Shutter Rolex Blinds
 6. Oven & Hob
 7. Air Condition Units
- Intercom System for each unit
- Provision for Telephone installation & tel. extension in all bedrooms
- Provision for the installation of T.V. and extension in all bedrooms
- Superior Light Fittings will be fitted in all balconies
- Common Antenna – Cypriot channels
- Fiber Optic Internet connection
- Provision for Electrical Car Charge
- Photovoltaic System for common areas
- Photovoltaic System for both penthouses, A401 & A402.

ADVANCED FEATURES SPECIFICATIONS

MECHANICAL INSTALLATION & SPECIFICATION

- The following are included:
- RO Water Filter System
- Water Softening System
- Water Pressure System
- Heated Towel Rails
- Under Floor Heating in all bathrooms
- Hot Water Return Pump that disperses hot water immediately
- Digital Smart-Tech Operated Thermostat in all apartments to show and control hot water temperature
- Provision for Dishwasher and Washing Machine.

ADVANCED FEATURES SPECIFICATIONS

OTHER INSTALLATION & SPECIFICATION

The following are included:

- Gypsum Board and Spotlights included above the kitchen units
- Made to measure Mosquito Nets





Photovoltaic System for each penthouse apartment and communal areas



SMART HOME TECHNOLOGY Included:



Intercom System connected to your phone

Call & connect via Smart Intercom



Control Hot Water Temperature from your phone

Control Lighting System from your phone





***SMART HOME
TECHNOLOGY
Included:***



**Underfloor
Heating in all
bathrooms**



**Provisions
for Heated
Towel Rail**





SMART HOME TECHNOLOGY Included:



**Provisions for
Smart Electric
Blinds**



**Provisions for
Smart Air-
Conditioning**



**Provisions for
Smart Oven to be
controlled by
your phone**





OTHER FEATURES Included:



**Gypsum Board and
Spotlights included
above the kitchen units**



**Mosquito Nets
that are custom
made to fit any
window**



**RO Water Filter
System under kitchen
sink & Water
Softening System**

EXTERIORS

















INTERIORS













Thank you

