

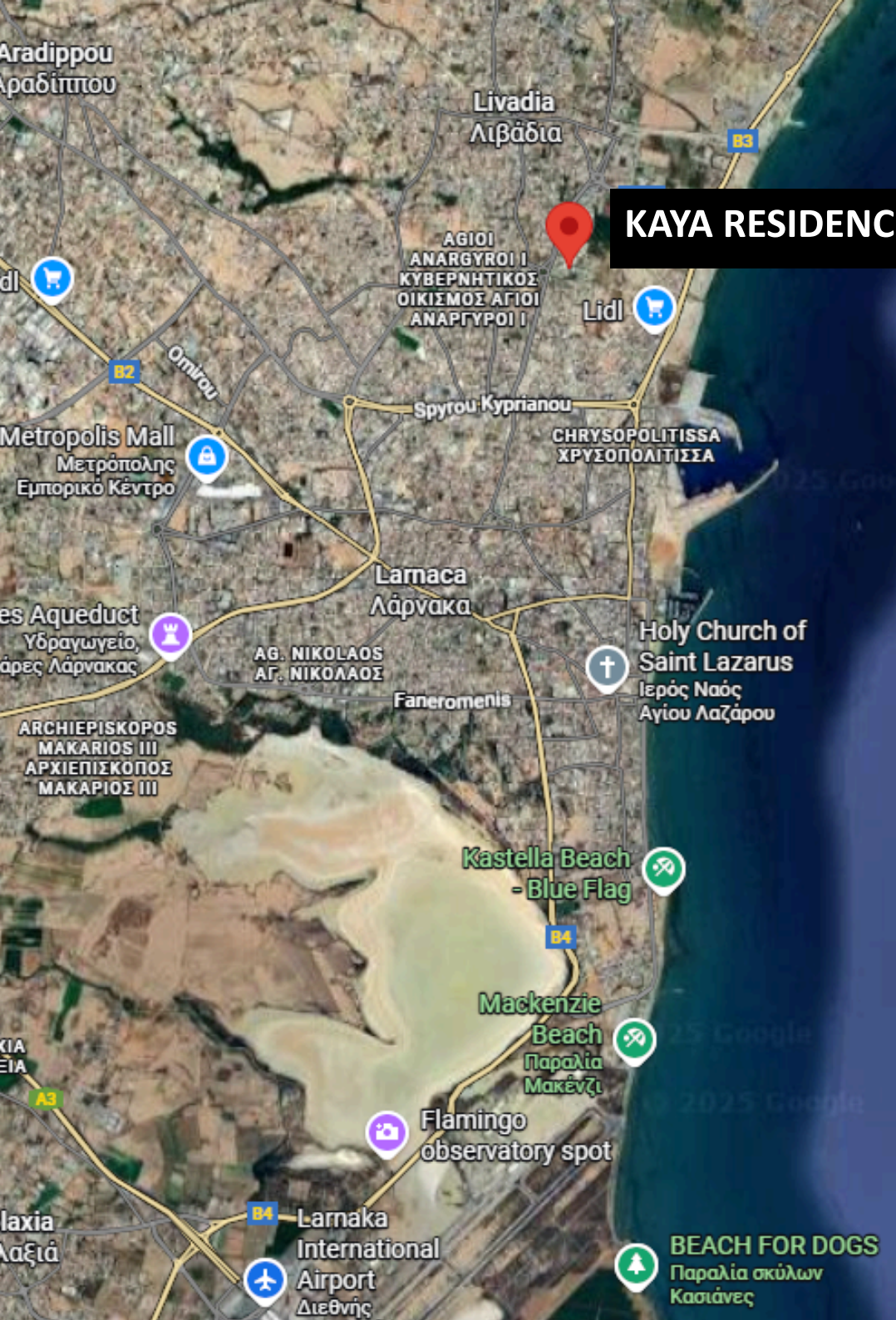


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KAYA RESIDENCE 2



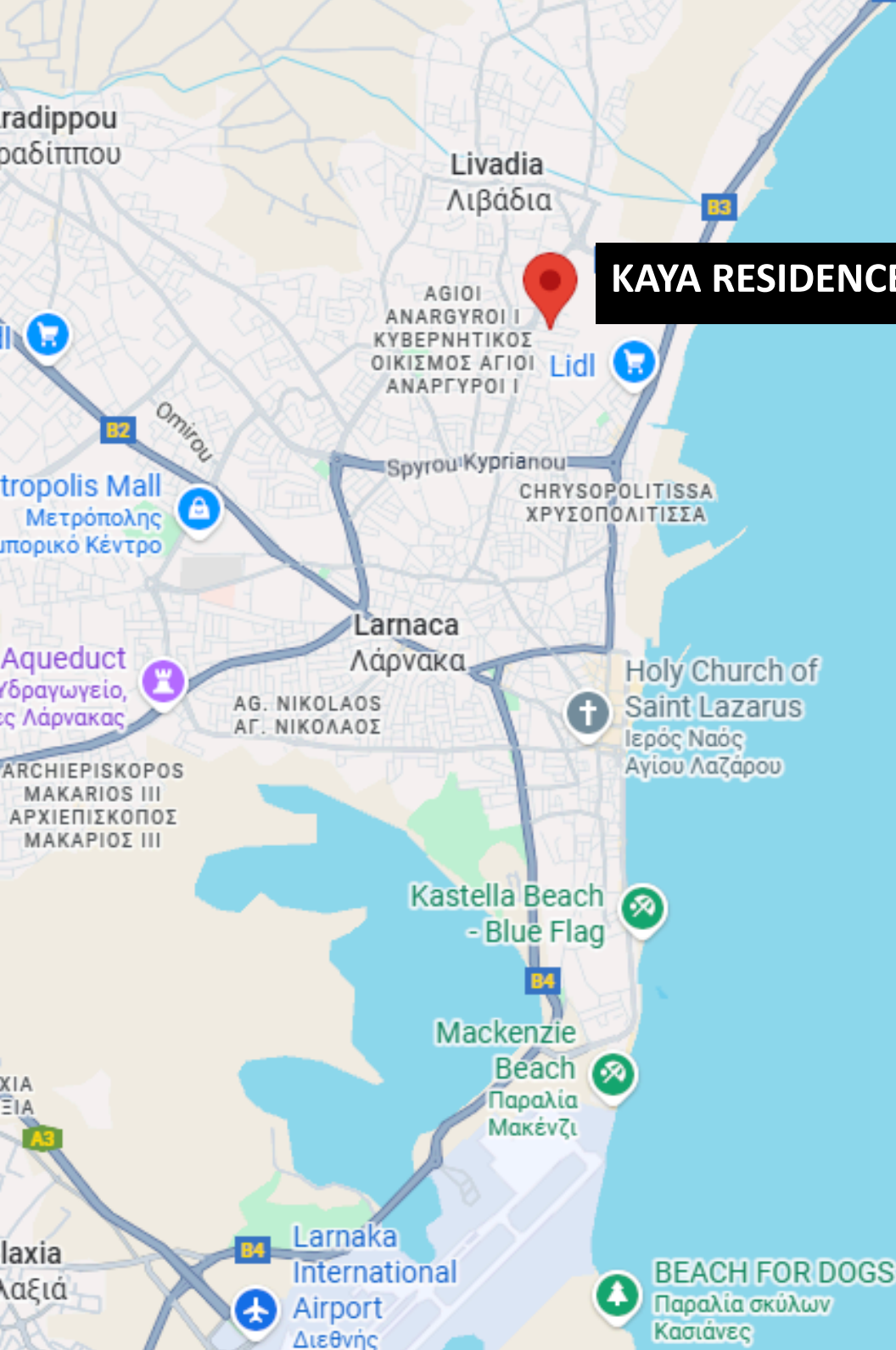
KAYA RESIDENCE 2



KAYA RESIDENCE 2

AMENITIES

- Smart Home technology
- Energy efficiency Class A
- Underfloor heating & heated towel rails in all bathrooms
- Italian brand concealed sanitary and showers
- Made to measure Mosquito nets
- Photovoltaic systems for all penthouses and communal areas
- RO water filter system for drinking water
- Water softening system



KAYA RESIDENCE 2



LOCATION

- New development area of Larnaca (Land of Tomorrow)
- 16 Luxury high-end apartments
- Penthouses with sea view
- 500 meters from the sea
- High capital growth potential
- Excellent rental opportunities with a high ROI
- Close to the New American University & Educational Institutions
- Close to city center and 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
- Smart Intercom System for each unit
- Provision for telephone installation & tel. extension in all bedrooms
- Provision for the installation of TV and extension in all bedrooms
- Superior light fittings in all Balconies
- Common Antenna – Cypriot channels
- Fiber Optic Internet connection
- Provision for Electrical Car Charge
- Photovoltaic System for all penthouses and common areas

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ADVANCED FEATURES SPECIFICATIONS

MECHANICAL INSTALLATION & SPECIFICATION

The following are included:

- Underfloor heating in all bathrooms
- Heated towel rails
- Modern branded Wall-hung Toilet System
- Italian brand concealed sanitary and showers
- RO water filter sytem
- Water softening system
- Water pressure system
- Digital Smart-Tech Operated Thermostat in all apartments to show and control hot water temperature
- Hot Water Return Pump that disperses hot water immediately
- 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





SMART HOME TECHNOLOGY included:



**Intercom System
connected to your phone
Call & connect via Smart
Intercom**



**Control Lighting
System
from your phone**



**Provision for smart
oven to be controlled
by your phone**



**Control Hot Water
temperature from
your phone**





***SMART HOME
TECHNOLOGY
included:***



**Provision for
Shutter Rollex**



**Provision for
smart
air-conditioning**



**Provision for
Electric Blinds**



BATHROOM FEATURES included:



Wall-hung Toilet System

Concealed Shower Mixer



**Underfloor
Heating in all
bathrooms**



Heated Towel Rail





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

***OTHER
FEATURES
included:***



**RO Water Filter
System under the
sink**



**Water Softening
System**





***OTHER
FEATURES
included:***



**Provision for
Electrical car
charge**



**Photovoltaic
System for each
penthouse
apartment and
communal areas**



**Energy Efficiency
Class A**

MODERN KITCHEN CUSTOMIZATION



EXTERIORS





KAYA
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KAYA



INTERIORS











Thank you

