

KAMARES HEIGHTS
RESIDENCE





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- Panoramic views of Larnaca
- Direct access to the main motorway networks
- 1km from schools and Larnaca General Hospital
- 5 minute drive from Larnaca international Airport
- Amenities in 50m walking distance
(Cinema, bars and restaurants, bakeries, supermarkets)



18 Estiadon, Larnaca, 6000, Cyprus

1. GSZ Stadium, 2. Vergina lyceum & elementary school, 3. Supermarket, 4. K Cineplex, 5. Metropolis Mall
6. General Hospital, 7. Saint George Lyceum, 8. Fire brigade station, 9. Supermarket 10. Kamares Aqueduct

Kamares Heights is another residential development by Edge Development situated on the hill of Kamares in a prime location in Larnaca with breath-taking views of the Salt Lake at the rear and Larnaca city at the front.

Kamares Heights is a 4-storey residential building that consists of 10 two-bedroom apartments and 1 three-bedroom apartment. The 3 apartments on the top floor include roof garden with panoramic views of Larnaca.

All apartments include 1 storage and one parking spot on the ground floor.

The combination of the architectural design, the quality of the materials used, and the location of this project make it an ideal modern home opportunity.

KAMARES HEIGHTS | BUILDING SPECIFICATIONS

STRUCTURE

Reinforced concrete structure.
Design in compliance with the anti-earthquake regulations.

FLOORS

Internal area of apartments and verandas paved with high quality durable granite type. Ceramic tiles.

WALLS

All walls will be constructed with high quality perforated clay bricks.
External walls will be 300mm thick (high level of thermal insulation) and internal 10mm thick. Partition walls between apartments will be constructed with perforated clay bricks 250 mm thick for high levels of thermal and sound insulation.

PLASTERING/PAINT

Internal surfaces will be plastered with smooth finish and 3 coats of emulsion paint.
Externally surfaces will be plastered and painted with 3 coats of emulsion paint (exterior use).

WINDOWS – DOORS (EXTERNAL)

All external windows and doors will be aluminium (anodized finish).
They will be constructed with high quality thermal profiles for optimal levels of thermal and sound insulation.

The external windows and doors will be fitted with double glazing with high values of thermal and sound insulation as well as low emissivity for energy saving.

CARPENTRY

- Main entrance door (for common entrance and ground floor apartment) will be in plywood panel and high pressure laminate cladding.

- Internal apartment doors semi-solid flush doors in high quality 3D melamine finish.

- Apartment entrance doors semi-solid flush doors in veneered varnished wood. Quality security lock and spy hole, safety chain lock is included. Fire rated in accordance to fire regulations.

- Staircase doors – Flush doors in veneered varnished wood with glass vision panel. Fire resistant in accordance to fire regulations.

- Kitchen Filtings:

Fitted high and low level cupboards made from melamine panels internally and high quality 3D melamine panels externally. Worktops made from quality high durability synthetic granite. Stainless steel sink with 3 way mixer tap. Electric and plumbing provisions for appliances according to architectural drawings.

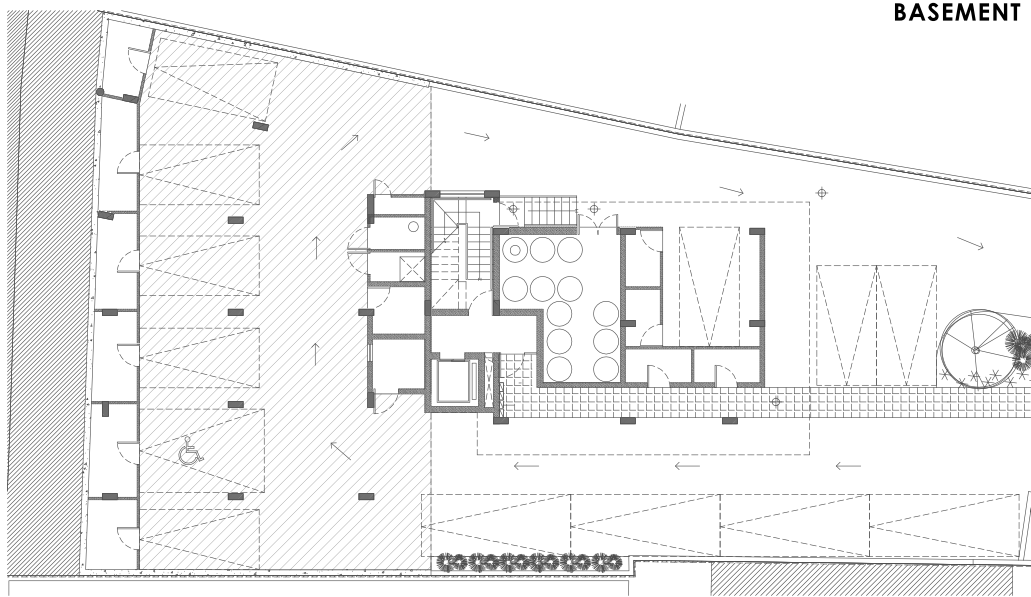
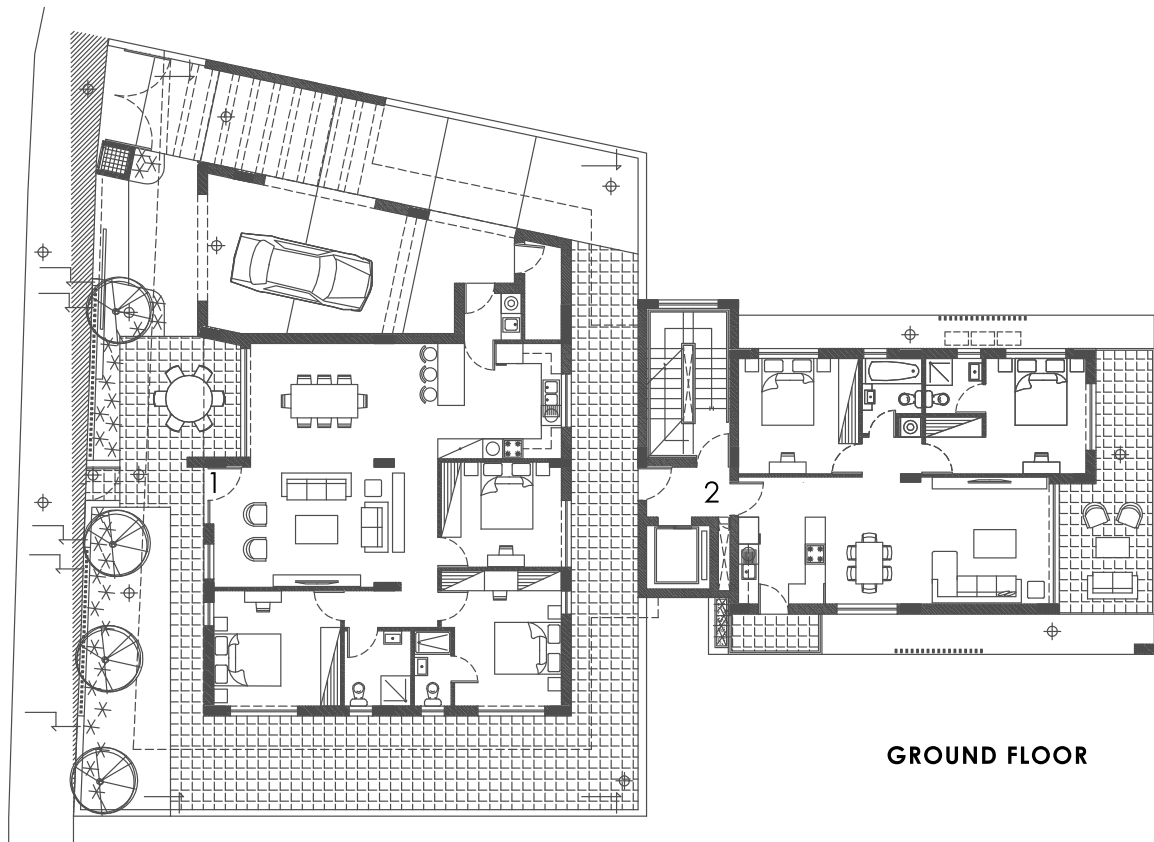
- Wardrobes:

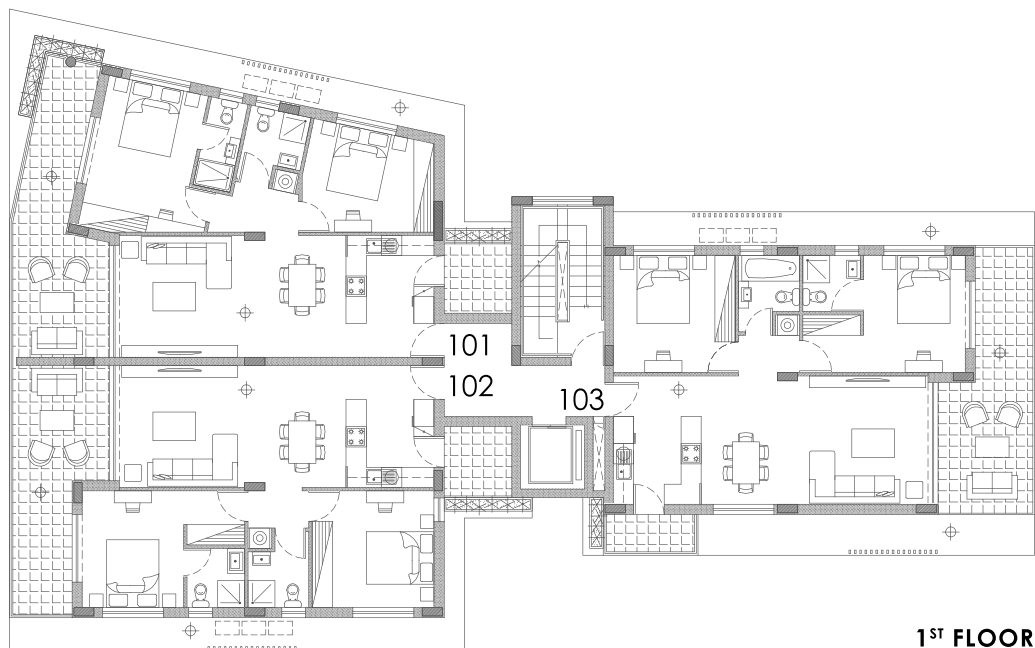
All wardrobes will be made with melamine board internal construction and high quality 3D- melamine externally. They will include hanging rails, shelves and drawers.

PLUMBING/DRAINAGE

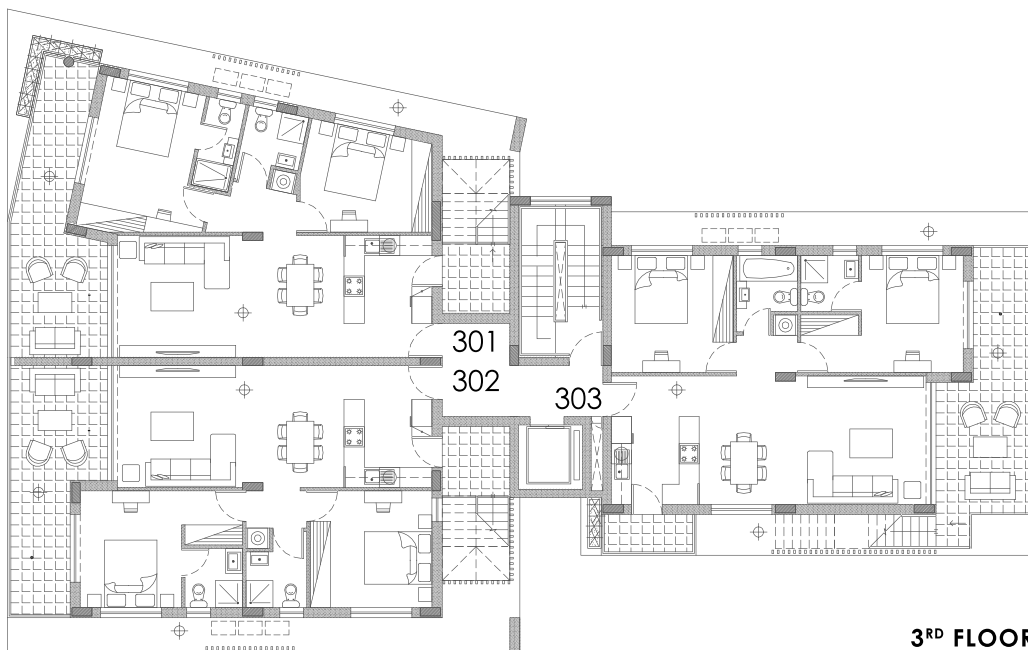
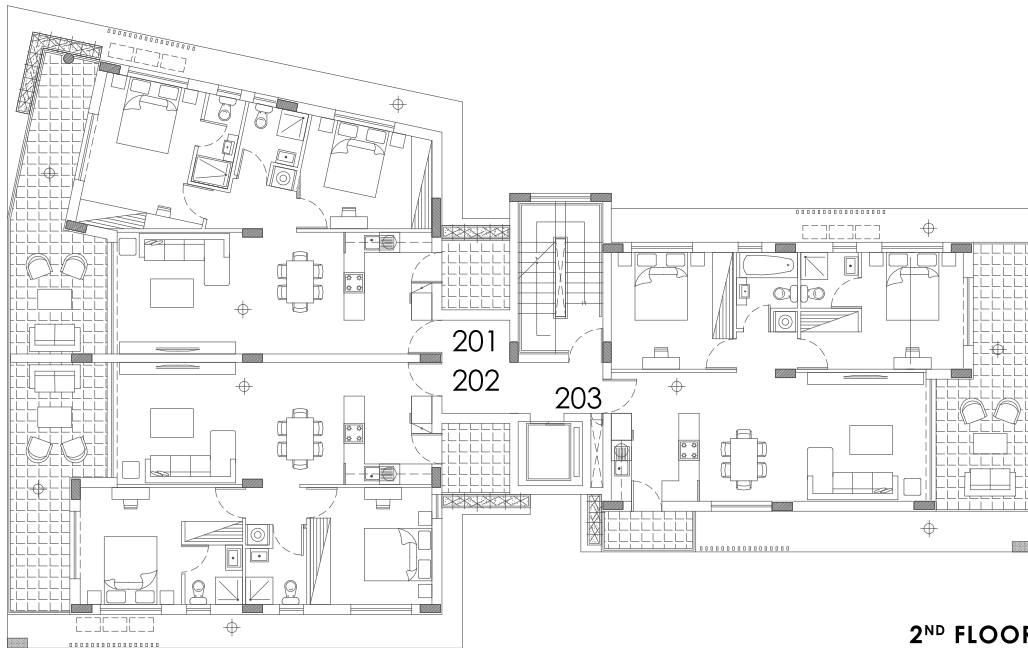
PVC pipes to be used for drainage.
Hot and cold water supply through pipe network according to mechanical installation drawings/ specifications.
Water tank complete with solar heating and immersion heater are included.
Pressurised system for both hot and cold water will be installed.

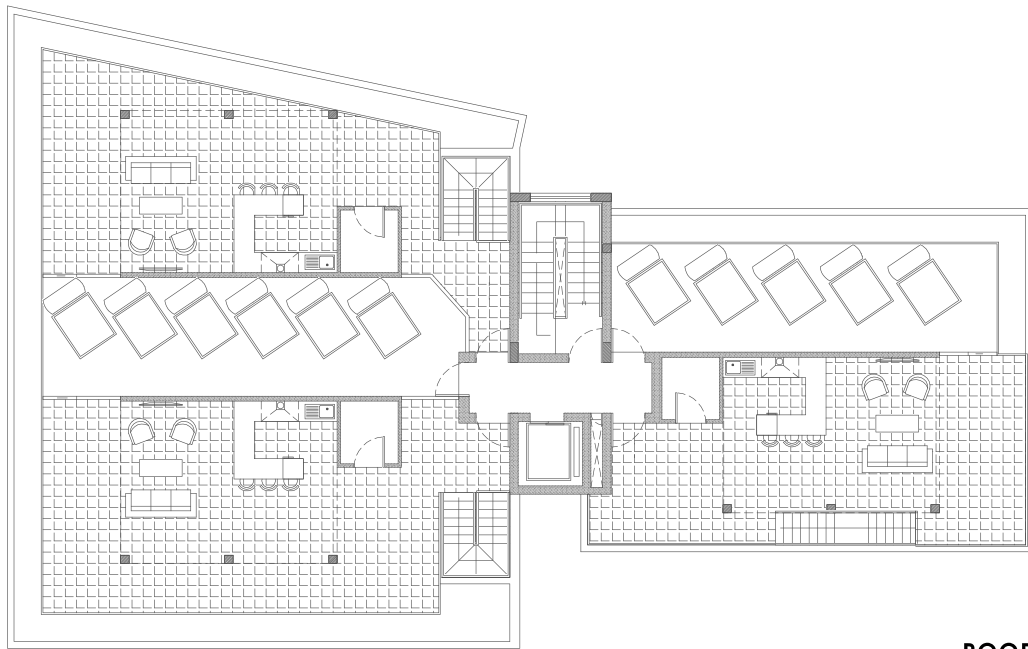
APARTMENT NUMBER	FLOOR	BATHROOMS	BEDROOMS	INTERNAL AREA	COVERED VERANDAS	TOTAL AREA	ROOF GARDEN	STORAGE	PARKING SPACE
1	0	2	3	130	28	158		1	1
2	0	2	2	83	21	104		1	1
101	1	2	2	80	23	103		1	1
102	1	2	2	79	22	101		1	1
103	1	2	2	83	21	104		1	1
201	2	2	2	80	23	103		1	1
202	2	2	2	79	21	100		1	1
203	2	2	2	83	21	104		1	1
301	3	2	2	80	19	99	32	1	1
302	3	2	2	79	17	96	32	1	1
303	3	2	2	83	21	104	32	1	1





1ST FLOOR







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