

CALYPSO COURT 5 KITION



The Fifth Spell of Calypso

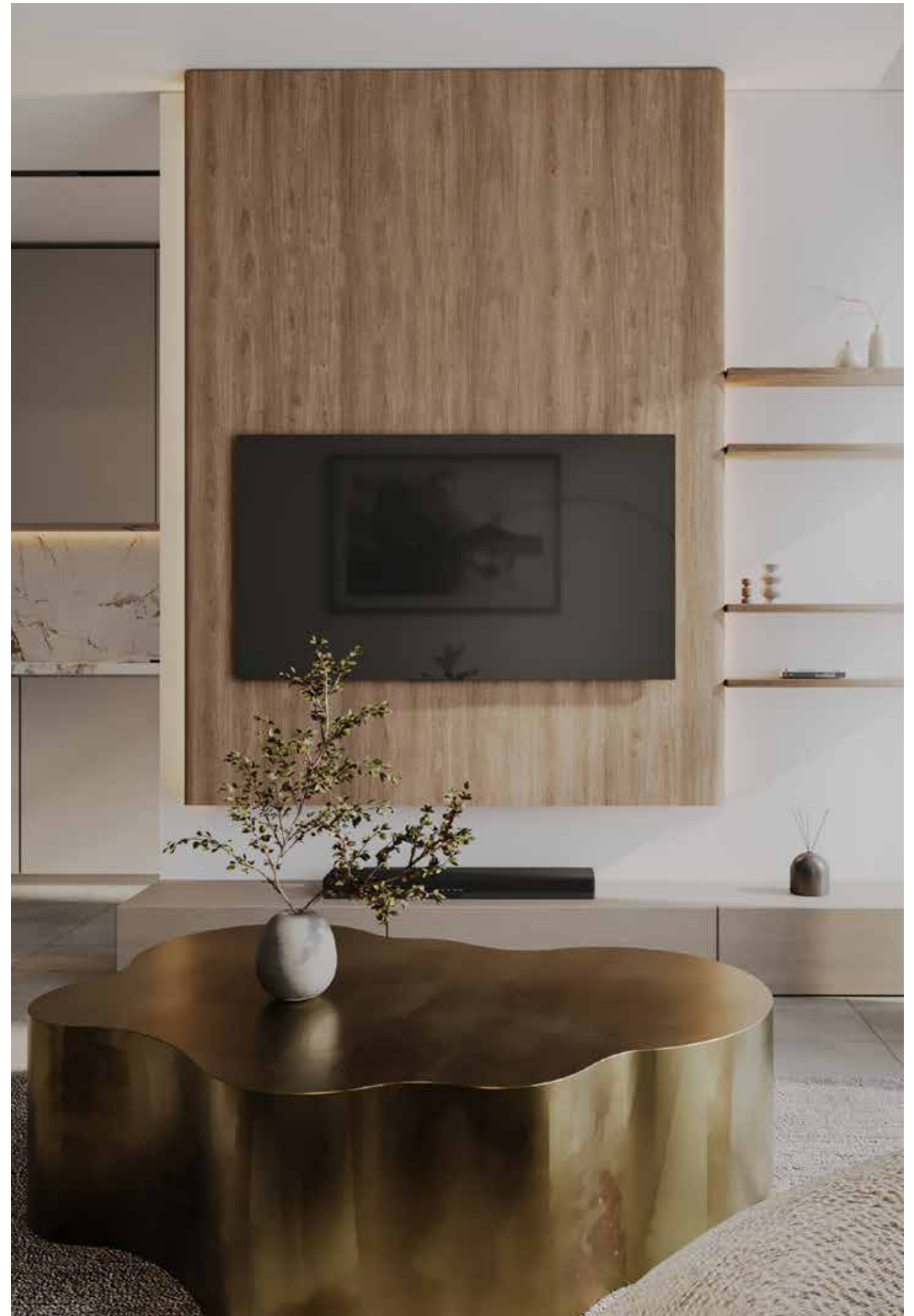
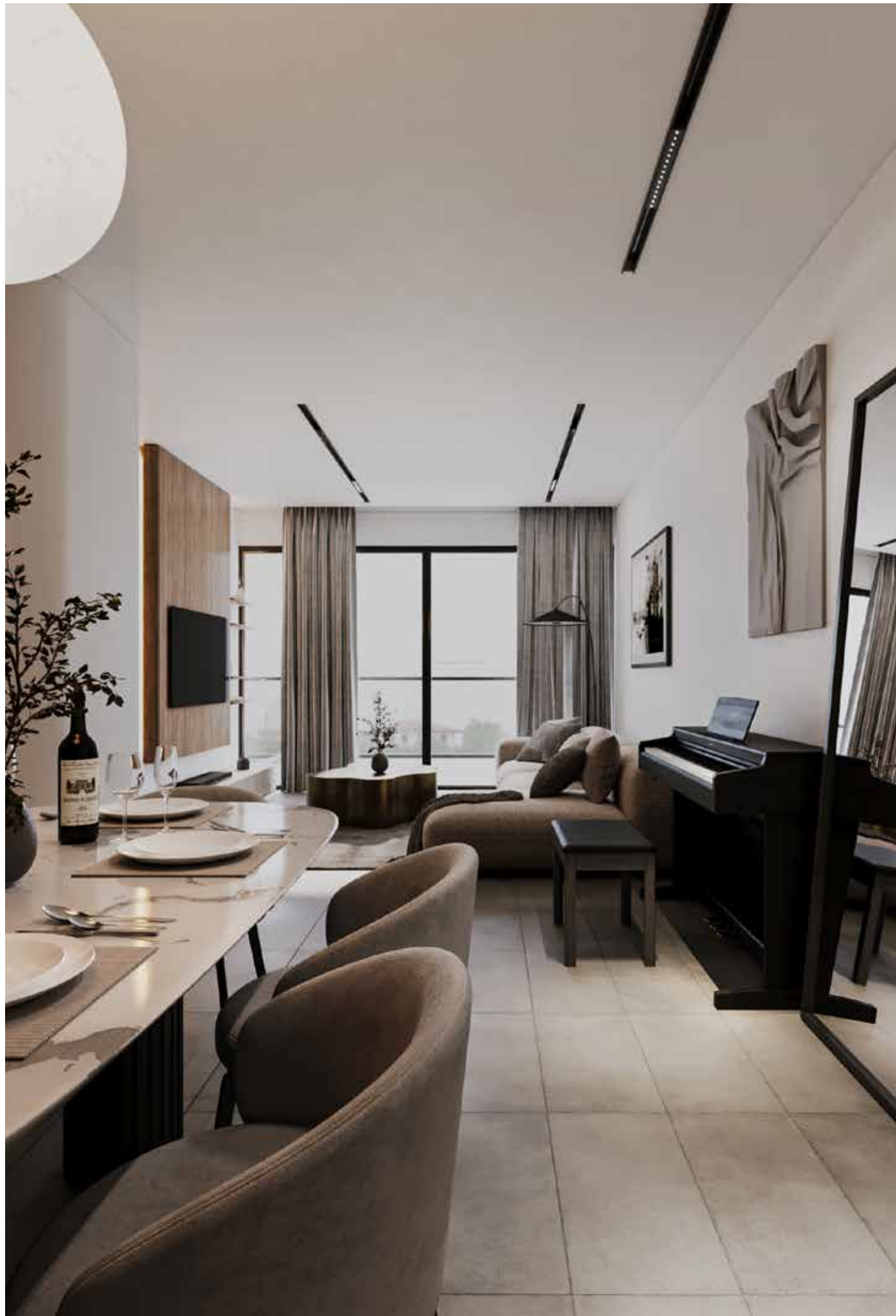
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WELCOME TO CALYPSO COURT NO 5 – KITION, LARNACA

Calypso Court 5 is located in a central yet quiet area, simultaneously offering easy access to the beach, the Nicosia-Limassol highway, the city centre, and Larnaca Airport. This ideal location is perfect for families, young individuals, and couples, as well as professionals seeking a luxurious residence.



DESIGNED FOR COMFORT AND AESTHETICS

Each apartment is designed with a modern approach to offer a comfortable, spacious, bright, and airy environment. The open-plan kitchens and living areas with optimal orientation, combined with the large covered verandas, ensure an exceptional living experience.

List of Advantages

Open-Plan Layouts: Spaces that “breathe” with abundant natural light

Quality Finishes: High-specification kitchens & bathrooms

Outdoor Spaces: Large, covered verandas for all seasons

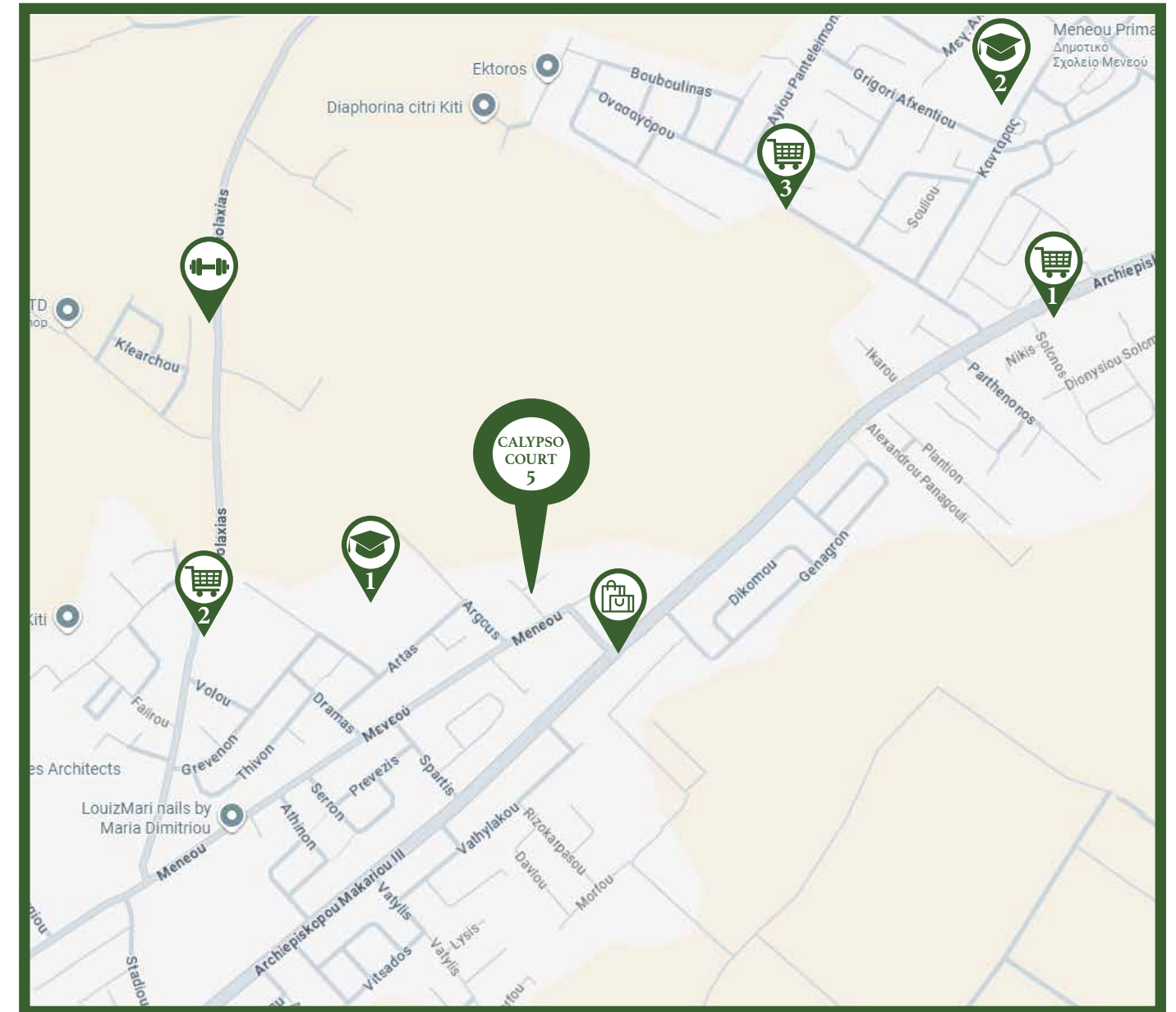
Peaceful Environment: Double glazing for absolute quiet

Immediate Delivery & Title Deeds: Security and trust from the very first moment.



YOUR STRATEGIC LOCATION IN KITION

A residential experience that enchants the senses.



- 1. LIDL SUPERMARKET
- 2. ALPHAMEGA KITIOU
- 3. SMART DISCOUNT MENEU

- 1. KITI PRIMARY SCHOOL
- 2. MENEU PRIMARY SCHOOL

- SHOEBOX
- BARBARIAN GYM

Beach: 3 minutes

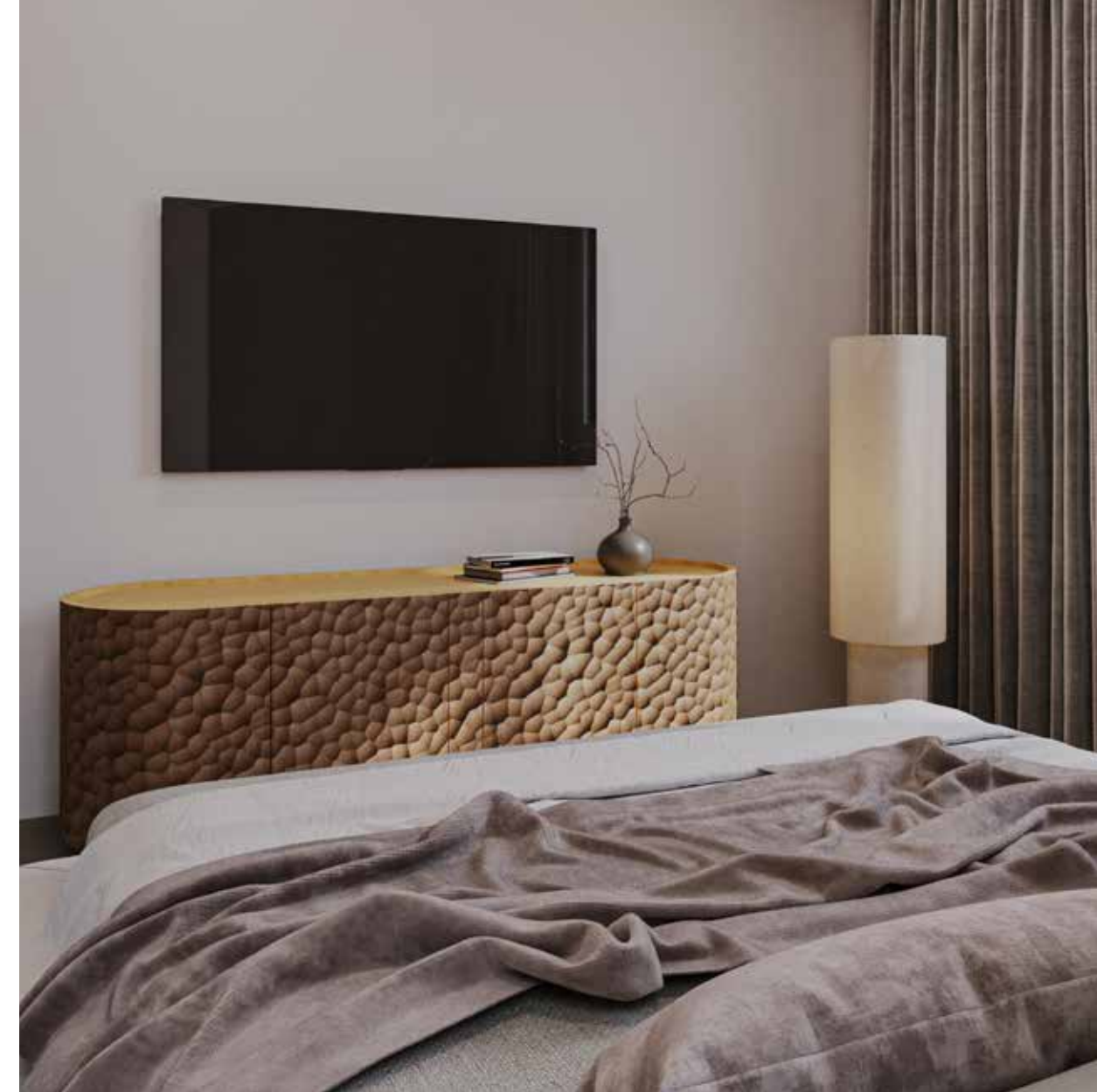
Larnaca - Limassol Highway: 2 minutes

Larnaca International Airport: 10 minutes

Schools: 5 minutes

Shopping Centres: less than 5 minutes





50 YEARS OF EXPERIENCE. A SIGNATURE OF QUALITY

With over 50 years of experience, “**A. Papanicolaou Contractors Ltd**” focuses on delivering quality and timeless buildings. Our goal is customer satisfaction, achieved through extensive design, the highest construction specifications, and unparalleled attention to detail.

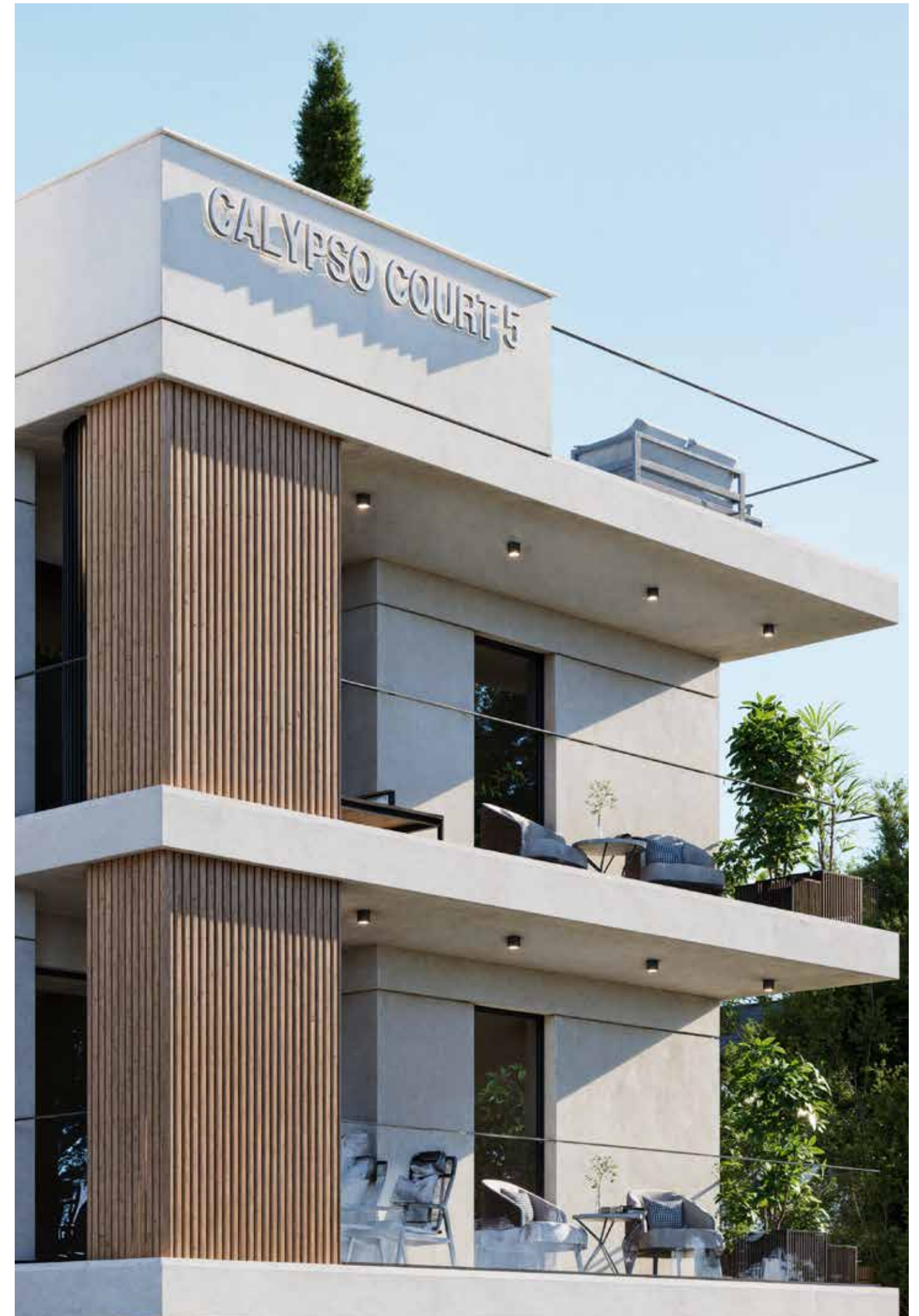
Every buyer has the unique opportunity to experience the entire process, from purchase to construction and delivery, ensuring a personalized and exceptional experience.

BUILDING FEATURES

- Class A Energy Performance Certificate
- Security: Video entry system
- Common Areas: Marble floors and meticulous landscaping
- Parking: Private and covered
- Storage: One unit per apartment
- Eco-Friendly: Installations for electric vehicles

APARTMENT FEATURES

- Windows: High-quality aluminium double glazing
- Flooring: Laminate wood in bedrooms, ceramic tiles in remaining areas
- Provisions: Pre-installations for air conditioning & laundry area
- Quality: Premium sanitary ware and kitchen fittings





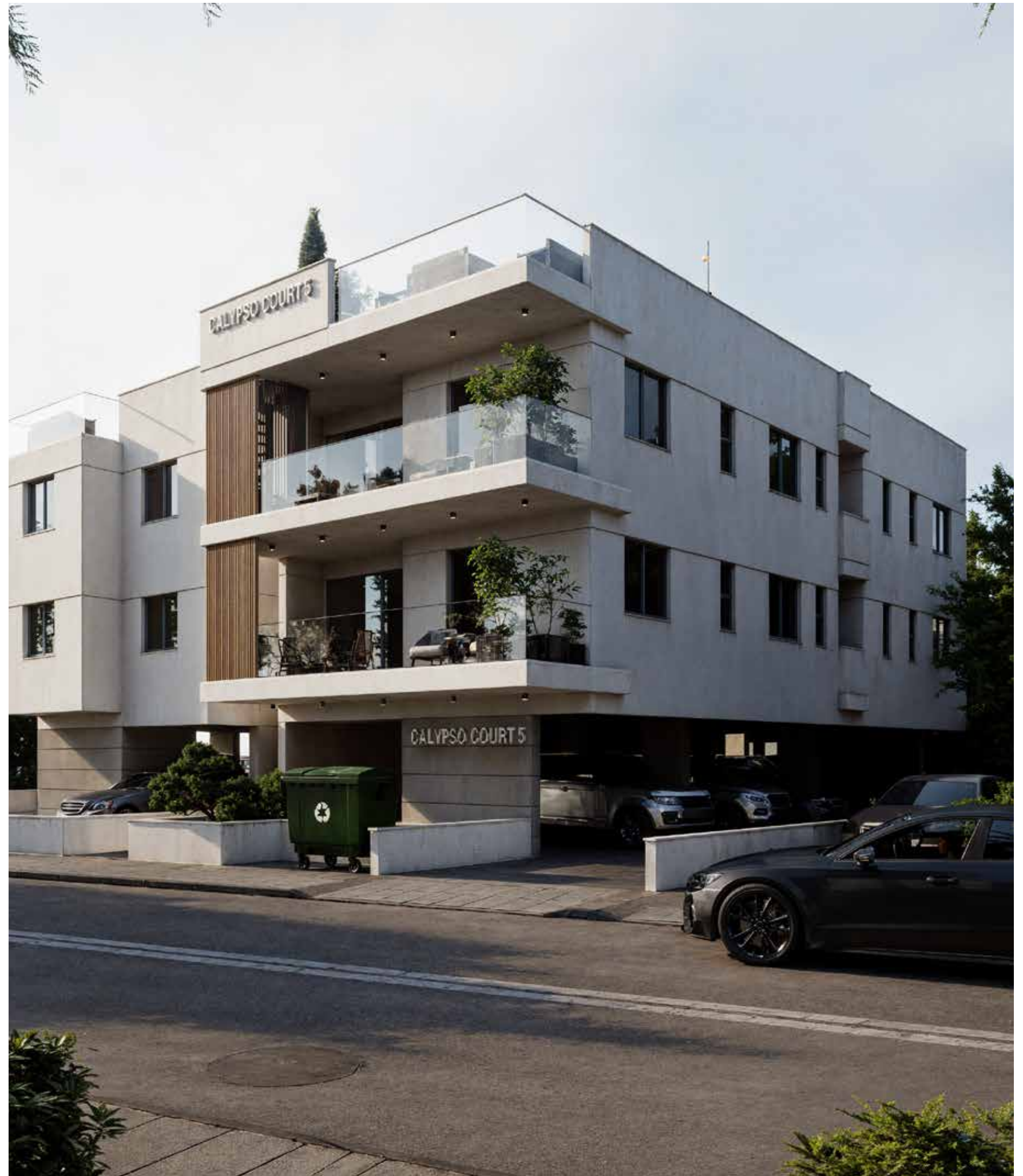


TABLE AREA

	Apartme.	Inside Area	Covered Veranda Area	Roof Garden	Number of Bedrooms	Number of WC	Total Covered Areas
1st Floor	101	78	20		2	2	80
	102	85	19		2	2	87
	103	51	7		1	1	52
	104	82	20		2	2	84
2nd Floor	201	78	20	75	2	3	80
	202	85	19	57	2	3	87
	203	51	7	-	1	1	52
	204	82	20	62	2	3	84

Note: The above areas are in square meters.

ROOF PLAN



TYPICAL FLOOR PLAN





CALL TO ACTION - THE BEGINNING OF YOUR DREAM

Your dream home awaits. We accompany you every step of the way,
from your first visit until the handover of the keys.

Contact Us Today

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"Building Excellence. One Project At A Time"



CALYPSO COURT 5

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