



# BAYVIEW

BY **K&C**  
Capital Investments Ltd



# WELCOME

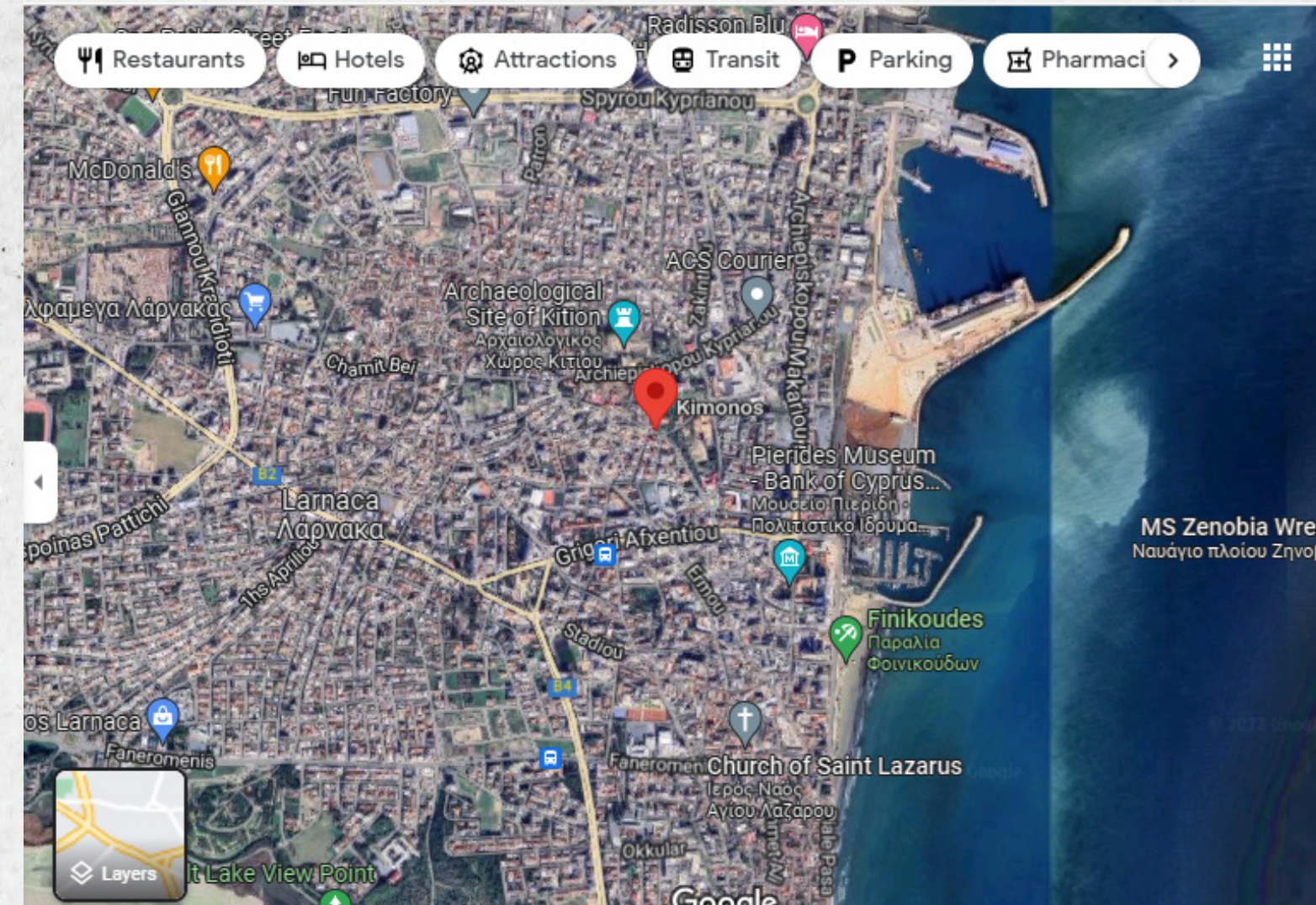
to BAYVIEW BY



LOCATION:  
KIMONOS STREET  
LARNACA - CYPRUS



## LARNACA - KIMONOS STREET



- **1 km** to finikoudis Marina & beach
- **1 km** to the new Marina Radison Blu hotel
- **700 m** to ermou street - shops & coffee shops



# 1. LARNACA A STRATEGIC LOCATION

Larnaca (Larnarka) is a port city on the south coast of Cyprus. It's known for Finikoudes Beach, a sandy strip in the city center backed by a palm-lined seaside promenade. Buzzing bars line the waterfront at Mackenzie Beach. Just offshore, the MS Zenobia wreck is a popular dive site. The 9th-century Church of Saint Lazarus contains the tomb of the saint said to have risen from the dead.

Amazing weather all year long, beaches all the way, and astonishing culture along with amazing career opportunities and stable living conditions. Larnaca is becoming a home to many expatriates looking for an opportunity to live by the sea and enjoy the beauty of nature as well as happy people & daily sunshine. Dreaming of living by a beautiful, exotic, accessible, captivating residential area **Bayview by K&C** is your destination.





## 2. ABOUT THE PROJECT

Bayview by K&C offers a unique five storey luxury building with one apartment per floor and a roof garden combined with the 5th floor residence.

### CONSTRUCTION OF THE PROJECT

**EARTHWORKS:** Excavation of plot to reach the good soil conditions . Pouring of one layer of concrete of 5 centimeters thickness.

**FOUNDATIONS:** Reinforced concrete raft foundation. Divided by beams according to the Eurocodes and the Cyprus National Annexes.

**FLOORS:** Lightweight concrete below flooring.

### INSULATION

**UNDER FOUNDATION:** Polythene Membrane, under the concrete, applied to prevent moisture rising through the slab.

**PERIMETER OF FOUNDATION:** Two layers of asphalt is applied to prevent moisture rising through the edges.

**MASONRY WALLS:** Polyester water proof membrane of 3mm is applied.

**BALCONIES:** Water proof polyester insulation is applied below the tiles.

**ROOF:** Water proof polyester insulation membrane is applied on the roof.

CONTEMPORARY  
LUXURY LIFESTYLE





## ABOUT THE PROJECT

### COMMON AREAS

**ENTRANCE LOBBY:** A carefully designed entrance lobby with false ceiling with led spot lights automated by motion sensor switches.

**PARKING ILLUMINATION :** Motion sensors installed within the parking area to provide low energy consumption.

**ELEVATOR:** Gearless technology elevators with noise cancellation during operation, with an inside stainless steel lining and mirrors (Schindler or equivalent).

### PLUMBING SYSTEM

**PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS:** All pipes are installed from manifold up to sanitary fittings.

**SOLAR PANELS AND WATER TANKS:** Cold and hot water are provided via water tanks and solar panels placed at the roof level.

### ELECTRICAL INSTALLATION

**WIRING:** All wiring installation to comply with the 17th edition of EAC (Electricity Authority of Cyprus).

**INFRARED MOTION DETECTOR:** Motion detectors are installed within all common areas.

**INTRUSION MOTION DETECTOR:** Provided for all apartments and connected to an outdoor siren.

**EMERGENCY LIGHT:** Are installed in all common areas and at the entrance of all apartments (equiped with a battery kit).

**CHARGING SOCKETS:** Power sockets are installed in all parking areas for electrical cars charging.

**PHOTOVOLTAIC PANEL:** Solar panels are installed on the roof floor in order to provide a full sustainable energy system, serving common areas and apartments.

## FUNCTIONAL AND ELEGANT DESIGN





## ABOUT THE PROJECT

### CARPENTRY & GRANITE TOPS

Wood with melanine or similar to be used in Kitchens, Bedrooms and Main entrance doors.

KITCHENS: Granite to be applied on countertops.

### AIR CONDITIONING

INTERNALLY: Provisions are provided for A.C. split units whitin each bedroom and living room area.

### SANITARY FITTINGS

BATHROOMS: European standard luxury white sanitary fittings & fixtures (or similar approved), including accessories.

KITCHENS: European standard sink.

### PAINTS & COATINGS

INTERNALLY: Premium painting is applied ( 3 layers of plaster, 1 layer of stablizer, 3 layers of Peletico Maxicote) .

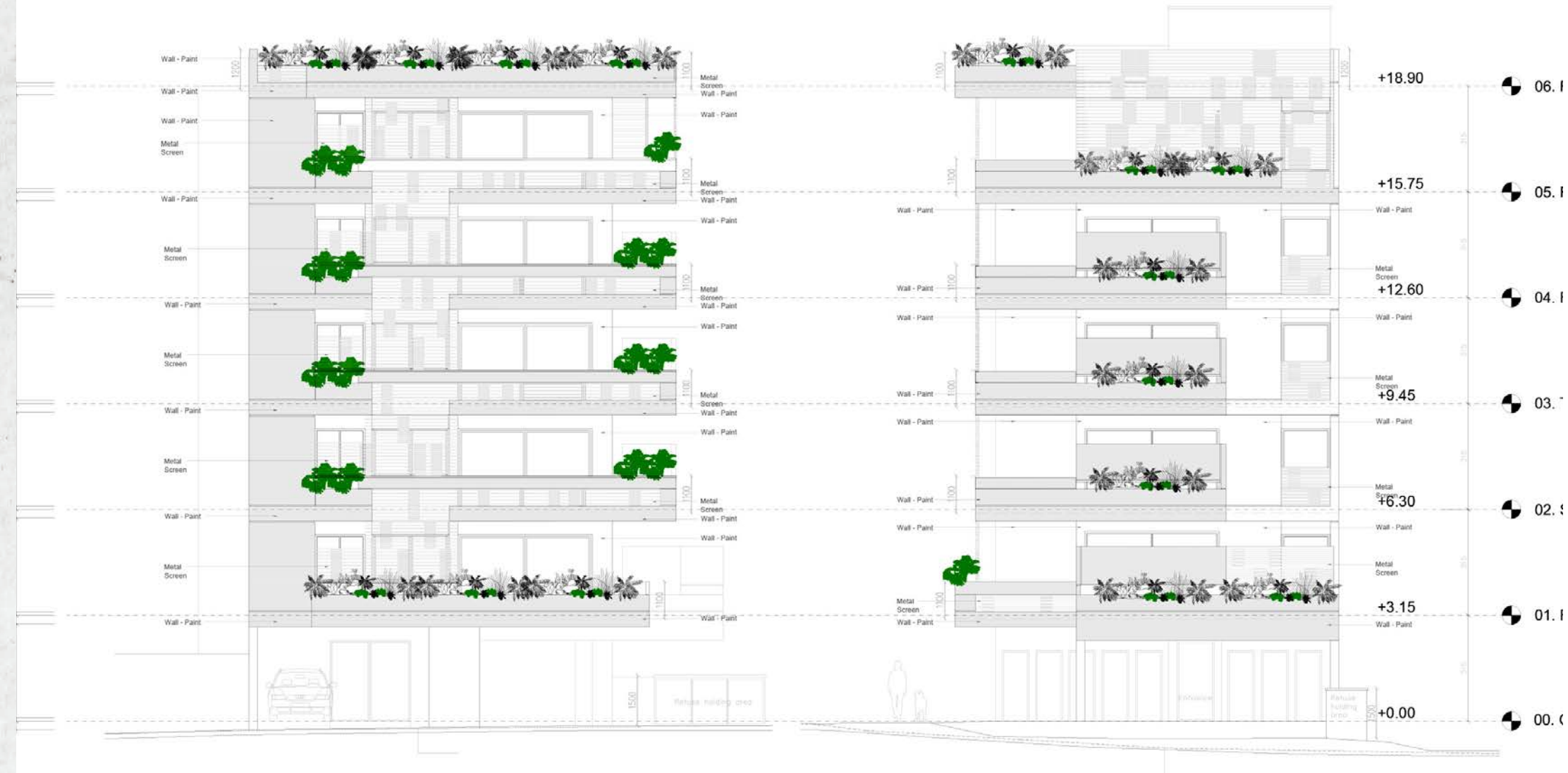
CEILINGS: 3 layers of sparckle paint are applied on the fair faced concrete ceilings.

FALSE CEILINGS: Two coats of undercoat, 2 coats of putty and three finishing -coats of oil base paint are applied.

### DOORS & WINDOWS

SLIDING, FIXED WINDOWS & DOORS: Double glazing laminated sliding doors and windows are installed.

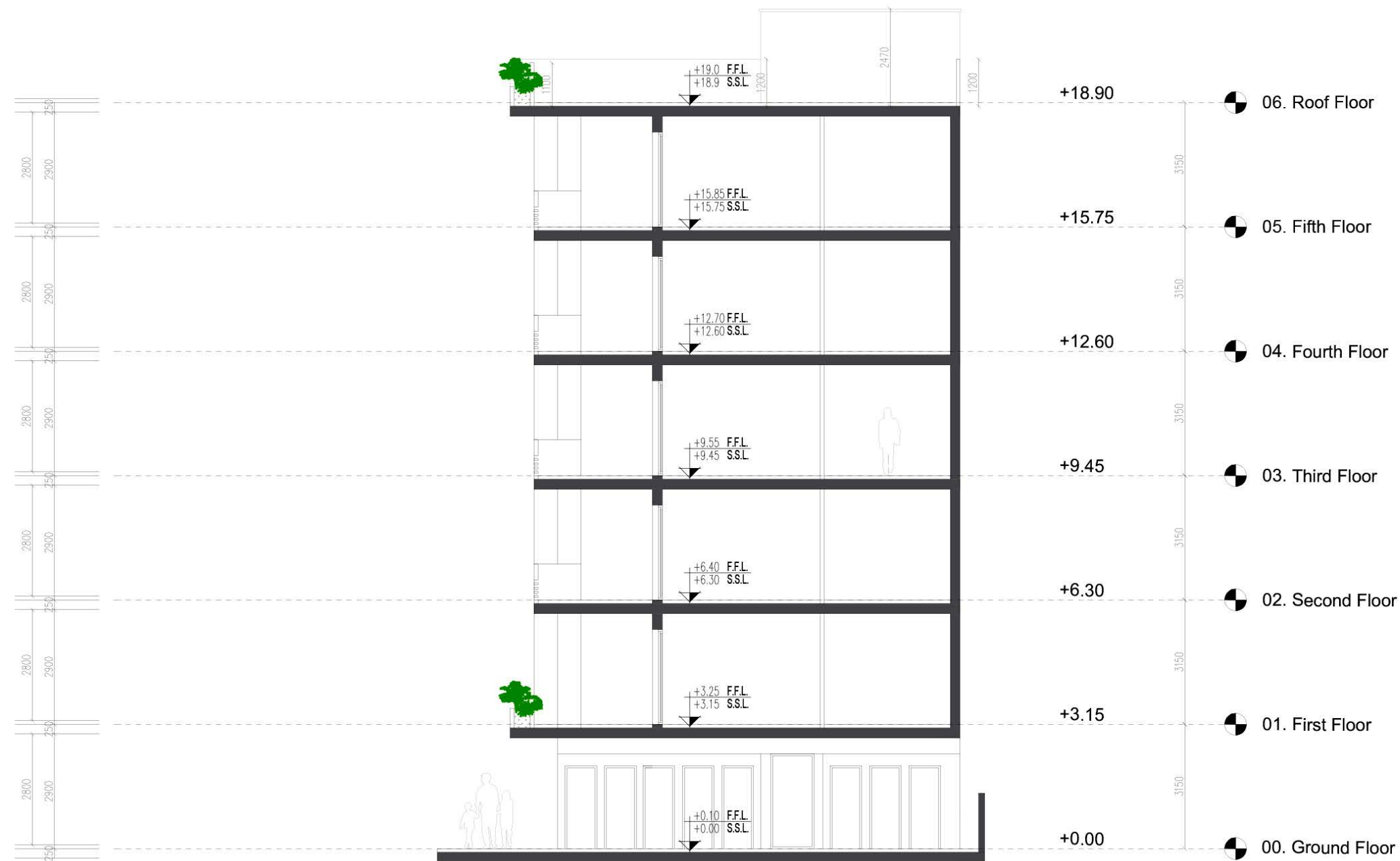
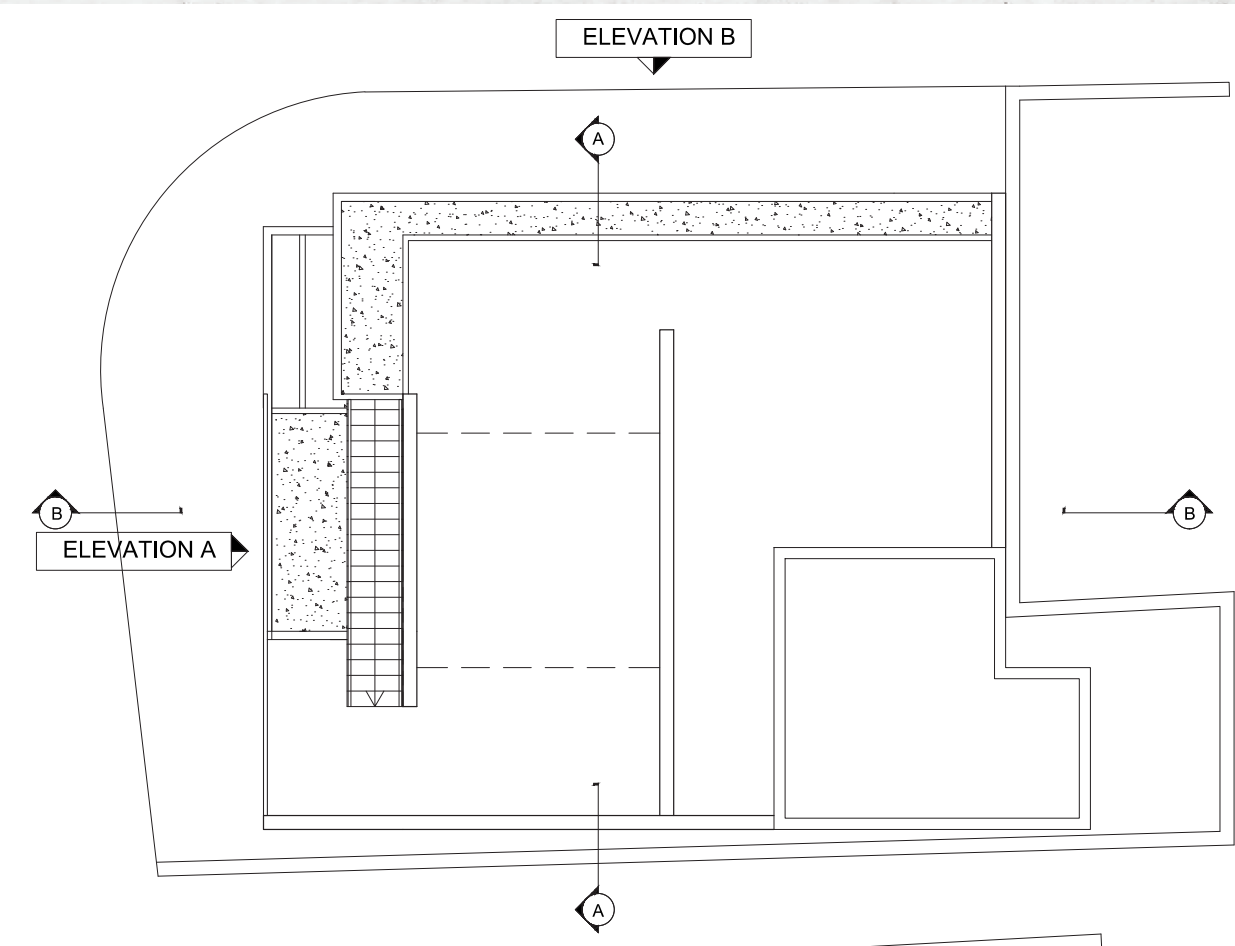
## TRUSTED SOLUTIONS FOR YOU





# 3. PROJECT LAYOUT

- Using the space effectively. ...
- Accessibility. ...
- Flexibility. ...
- Functionality. ...
- Maximizing the use of light. ...



## 14 | BAYVIEW BY K&amp;C INVESTING THE WAY UP





## A 3D architectural rendering of a modern, minimalist house. The house features a large open-plan living area with a dark wood floor, a light-colored sofa, and a coffee table. A central staircase leads to an upper level. The kitchen area is equipped with dark wood cabinetry and a white countertop. There are two bedrooms, each with a bed and bedside table, and a bathroom. The front yard is landscaped with greenery and a paved driveway. The house has white walls and large windows, giving it a bright and airy feel.

Balcony: 19 m<sup>2</sup>





# 03. PROJECT LAYOUT

ENGAGING SUNLIGHT  
WITH ELEGANCE FOR  
A BRIGHT INTERIOR





## A 3D architectural rendering of a modern office space. The layout features a central lounge area with a large orange sofa, a coffee table, and a small dining table. To the left is a kitchen area with a white countertop and a small dining table. To the right is a bedroom with a large bed and a desk. At the bottom is a large indoor garden with green plants and a white railing. The space is divided by white walls and has a clean, minimalist design.

Balcony: 19 m<sup>2</sup>





# FIFTH FLOOR (WITH ROOF GARDEN)



## Fifth Floor : 1 Apartment + Roof Garden

- 501 : 2 bedrooms
- (Total Area 166 m<sup>2</sup> + 2.5 m<sup>2</sup> Storage)
- Roof Garden: 50 m<sup>2</sup>
- Interior: 65 m<sup>2</sup>
- Planters: 32 m<sup>2</sup>
- Balcony: 19 m<sup>2</sup>





# 03. PROJECT LAYOUT

DESIGNING A SPACE TO  
MEET A COMFY LIFESTYLE





# 4. HIGH END SPECIFICATIONS AND FINISHING

- Excavation of plot to reach the good soil conditions . Pouring of one layer of concrete of 5 centimeters thickness.
- Reinforced concrete raft foundation. Divided by beams according to the Eurocodes and the Cyprus National Annexes.
- Lightweight concrete below flooring.
- Polythene Membrane, under the concrete, applied to prevent moisture rising through the slab.
- Two layers of asphalt is applied to prevent moisture rising through the edges.
- Polyester water proof membrane of 3 mm is applied.
- Water proof polyester insulation is applied below the tiles.
- Water proof polyester insulation membrane is applied on the roof.
- A carefully designed entrance looby with false ceiling with led spot lights automated by motion sensor switches.
- Motion sensors installed within the parking area to provide low energy consumption.
- Gearless technology elevators with noise cancellation during operation, with an inside stainless steel lining and mirrors (Schindler or equivalent).
- All pipes are installed from manifold up to sanitary fittings.
- Cold and hot water are provided via water tanks and solar panels placed at the roof level





**BAYVIEW BY K&C**  
*Investing the way up...*

