ΐon

RESIDENCE

The place *for you.*

εν έργω
πράξις



A new era of *comfort* and *luxury.*

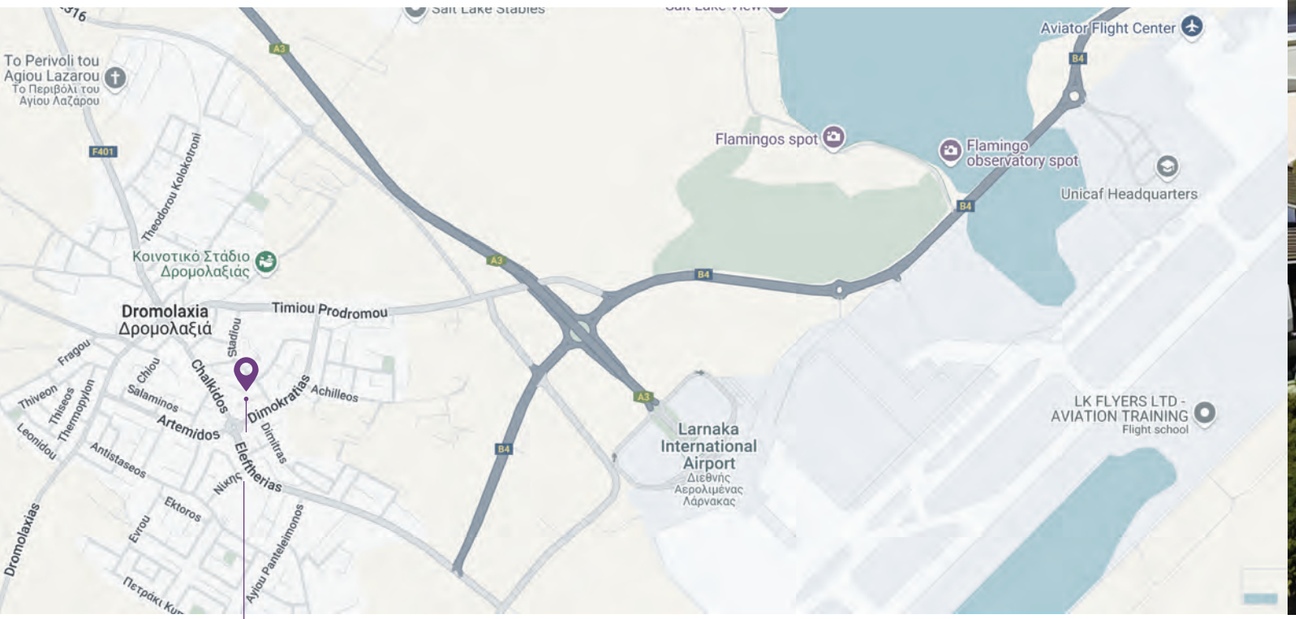
ion Residence sets new standards in urban living, blending freshness, quality, and luxury. With clean white lines, modern architecture, and lush green gardens, each apartment embodies the perfect balance between functionality and aesthetics.

It consists of 2 floors with a total of eight apartments - 4 with two bedrooms and 4 with one bedroom.

The 1- and 2-bedroom apartments are designed to meet every need, with spacious interiors, large covered verandas, comfortable parking spaces, and ample storage areas.

Every detail at ion Residence has been carefully designed, from the high-quality materials to the aesthetics of the space, offering residents warmth, comfort, and a sense of true luxury.

The *ideal* location.





ion RESIDENCE

ion Residence is a modern residential project located at a key point in the greater Larnaca area. Dromolaxia is the ideal choice for families who want to be close to the city, enjoy the tranquility of the area, and at the same time have easy access to other cities.

DISTANCE FROM:

- **Dromolaxia Roundabout** – 2.6Km (4 minutes)
- **Church of Timios Prodromos** – 600m (2 minutes)
- **Finikoudes** – 9.2Km (16 minutes)
- **Larnaca Salt Lake** – 3.5Km (5 minutes)
- **Pervolia** – 6.1Km (11 minutes)
- **Kiti Shopping Street** – 4.4Km (9 minutes)
- **Metropolis Mall** – 9.5Km (16 minutes)

LOCATION ADVANTAGES:

Larnaca Airport – 2.9 km (6 minutes)

Mackenzie Beach – 5.7 km (8 minutes)

Immediate access to schools, supermarkets, banks, and restaurants.

A name with *history* and *symbolism.*

In ancient Greek, the word **"Ion"** refers to the violet flower, which is associated with the color purple and, by extension, with Dromolaxia, as in earlier times the residents of the area produced a popular purple dye.

MODERN ARCHITECTURE, AND LUSH GREEN GARDENS





Building *Features.*

At ion Residence, every detail is designed with quality and innovation in mind. Discover the modern amenities that make your stay unique:

- **Photovoltaic systems** in all apartments for the production of green energy.
- **High-spec kitchens** featuring **Italian** ceramic surfaces and **European** mechanisms that extend to the ceiling.
- **Premium aluminium frames** for excellent insulation and energy efficiency.
- **Electric security gates** that provide additional safety for residents.
- **Security system** and **intercom for your protection.**
- **Spacious covered verandas** in all apartments, perfect for relaxation.
- **Roof gardens** with a private staircase from the apartment, independent access from the third floor, **aluminium pergolas, barbecue areas,** and **provision for a jacuzzi.**
- **Provision for electric vehicle charging** in the parking areas of each apartment.
- **Free maintenance** of the **building** and **garden** for the first year.
- **Ample storage spaces** for each apartment on the ground floor.
- **Spacious parking areas** for your convenience.





Every detail is designed
with *quality* and *innovation*
in mind.



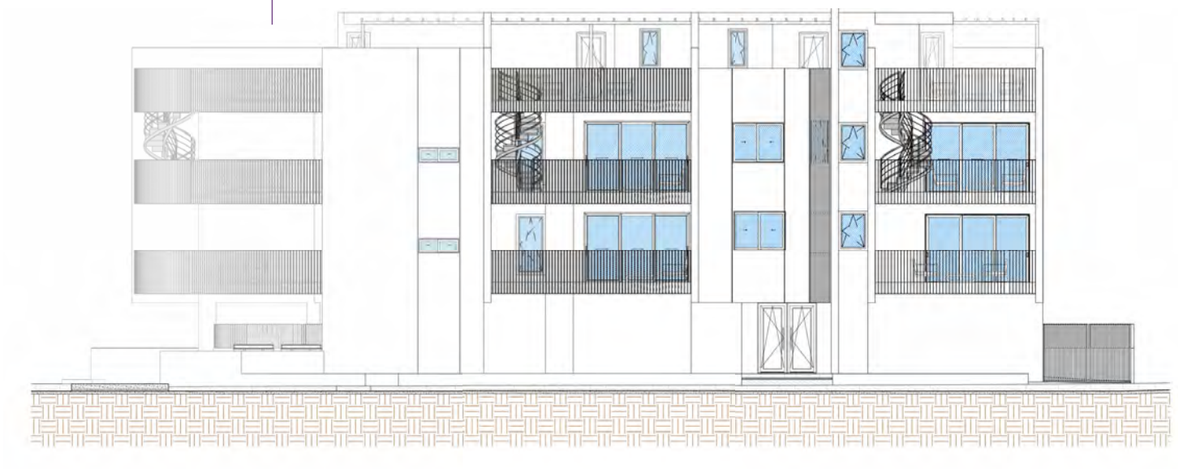
ion Residence:

2 floors:
4 apartments **/ 2 bedrooms**
4 apartments **/ 1 bedroom**

ION BY PRAXIS EN ERGO

Area Table.

FRONT VIEW



REAR VIEW



SIDE VIEW

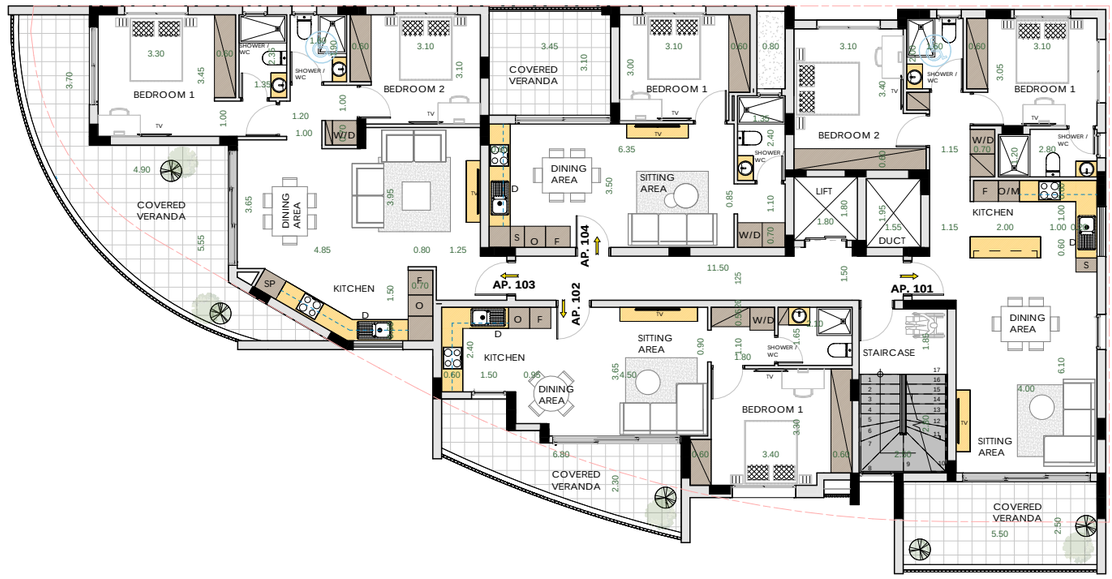


APARTMENT	INTERIORS SQ.M.	COV. VERANDAS SQ.M.	ROOF GARDEN SQ.M.	ROOF BATHROOM SQ.M.	STORAGE ROOM SQ.M.	PARKING SPACE SQ.M.	TOTAL AREA SQ.M.	BEDS No	BATHROOMS No	STORAGE ROOM No	PARKING SPACE No
FIRST FLOOR											
101	85	15	-	-	7	11.5	118.50	2	2	1	1
102	52	15	-	-	10	11.5	88.50	1	1	1	1
103	83	30	-	-	9	11.5	133.50	2	2	1	1
104	48	11	-	-	6	11.5	76.50	1	1	1	1
SECOND FLOOR											
201	85	15	49	5	9	11.5	174.50	2	3	1	1
202	49	15	34	4	7	11.5	120.50	1	2	1	1
203	83	30	66	5	10	11.5	205.50	2	3	1	1
204	48	11	21	4	6	11.5	101.50	1	2	1	1

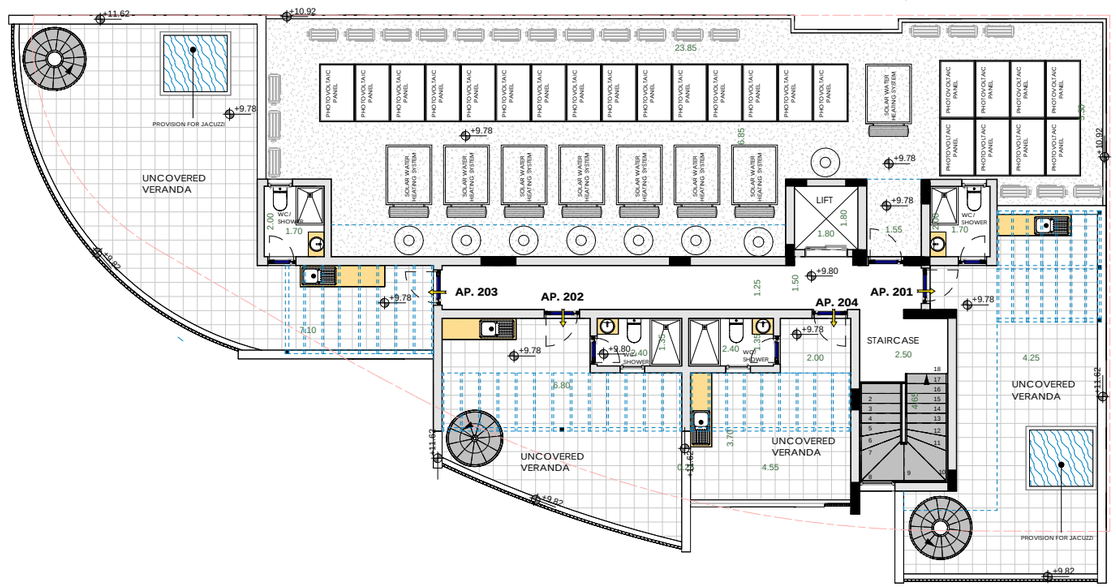
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Architectural *Plans.*

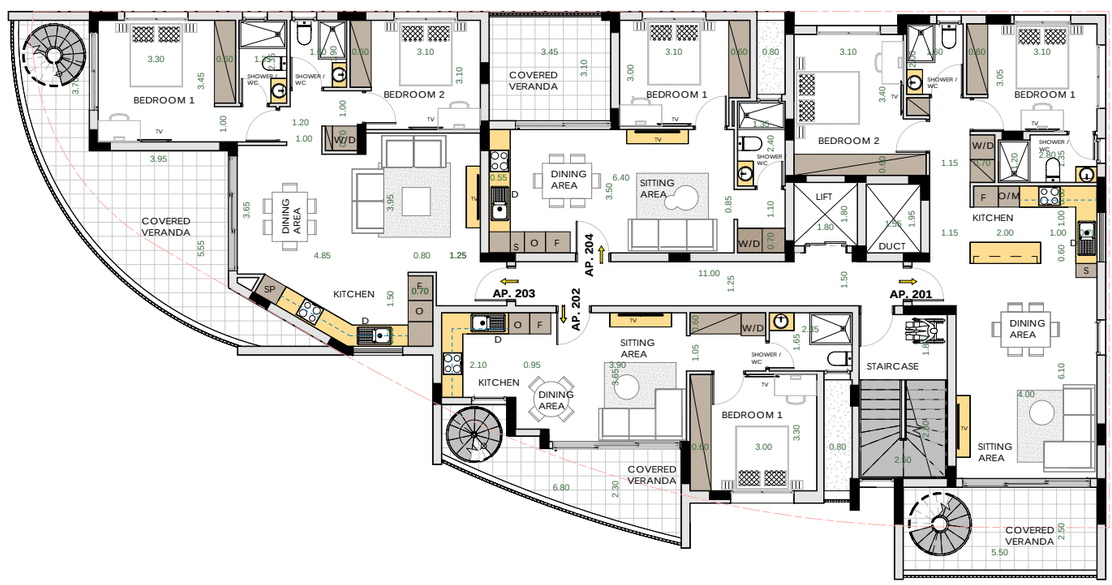
1ST FLOOR



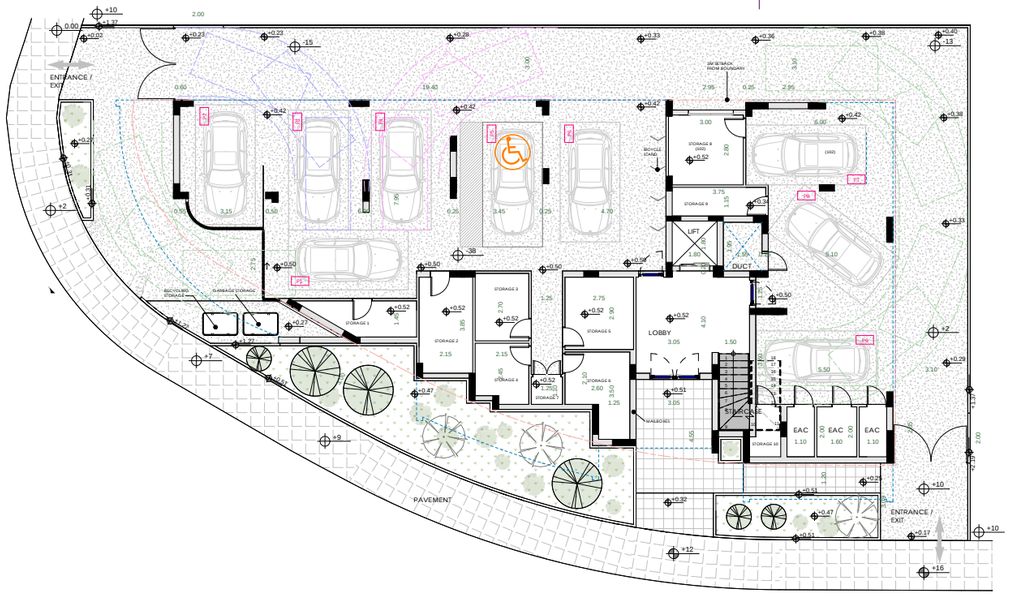
ROOF GARDEN



2ND FLOOR



GROUND FLOOR



Praxis
En Ergo.

In 1998, we set out to offer our own unique proposition to the Cypriot market, providing quality and innovative solutions in the construction sector.

With the experience we've gained, we continue to move forward dynamically in the construction of comprehensive residential projects, always aiming to satisfy our clients and exceed their expectations!

Our mission remains simple: we are committed to approaching each project as a unique opportunity, combining functionality, high-quality materials, and aesthetic appeal.

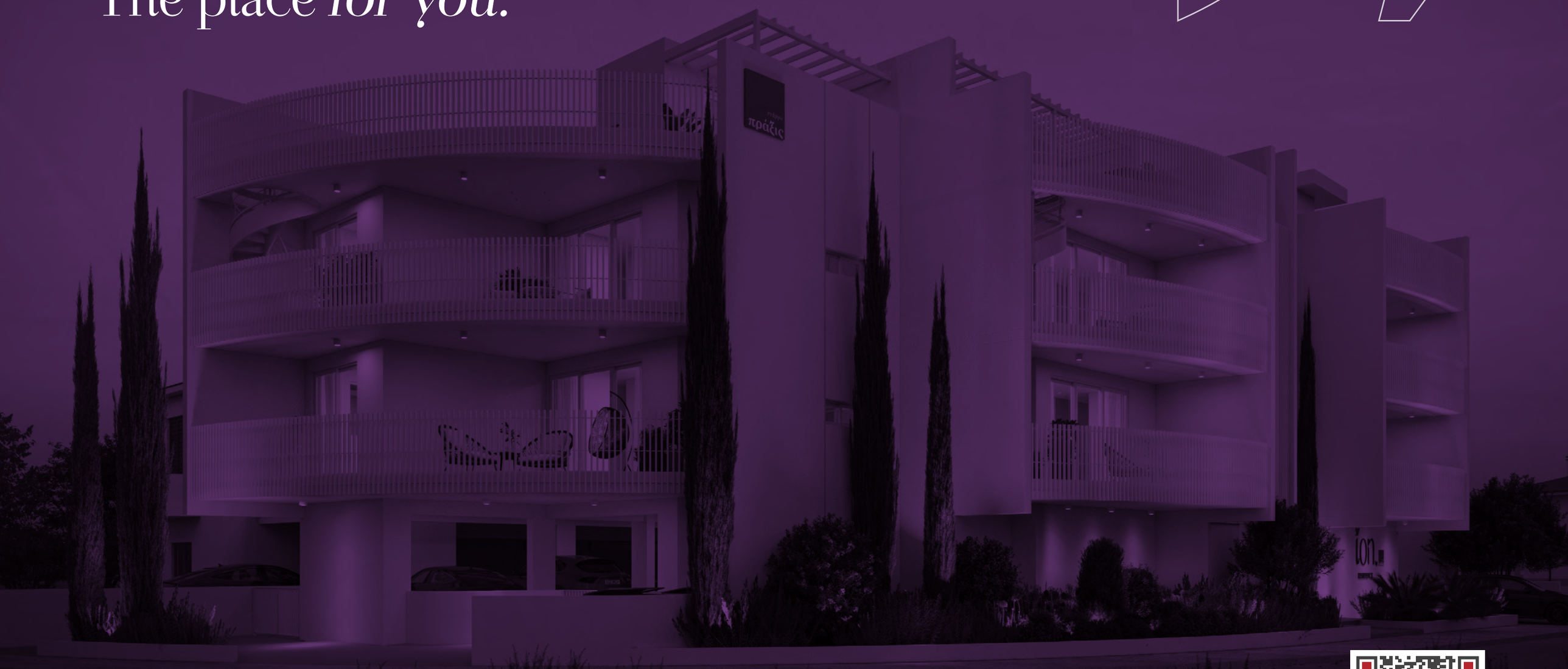
At **Praxis En Ergo**, our professional approach, attention to detail from our design team, and commitment to quality in construction guarantee your choice!

εν έργω
πράξις

ion

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