



CYPRESS LUXURY RESIDENCES

NICOSIA | CYPRUS





THE CYPRESS LUXURY RESIDENCES ARE A COLLECTION OF EXQUISITE HOMES LOCATED IN THE TRANQUIL SUBURBS OF NICOSIA.

THESE CONTEMPORARY PROPERTIES DELIVER A HIGH-QUALITY EXTERIOR DESIGN + INTERIOR STYLING TOGETHER WITH BEST-IN-CLASS SYSTEMS + SERVICES + ENHANCED ENERGY PERFORMANCE, ENSURING THEY MEET THE NEEDS OF TODAY'S MODERN FAMILY.

EACH HOUSE RETAINS THE CLASSIC CHARM OF A TRADITIONAL CYPRIOT TOWN HOUSE, WHILE BEING RE-IMAGINED WITH CONTEMPORARY MATERIALS THAT COMPLIMENT KEY TRADITIONAL FEATURES.

ON THE GROUND FLOOR, THE HOMES FEATURE EXPANSIVE OPEN-PLAN LIVING SPACES WITH SOARING FLOOR-TO-CEILING WINDOWS, MAID'S ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, VERANDAS + PRIVATE SWIMMING POOLS, ALL FRAMED BY A STRIKING STREET FRONTAGE. A SUSPENDED FEATURE STAIRCASE ELEGANTLY CONNECTS THE GROUND AND FIRST FLOORS. THE UPPER LEVELS COMPRISE FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, UTILITY SPACES, + SPACIOUS EXTERNAL TERRACES, OFFERING BOTH LUXURY + COMFORT IN EVERY CORNER OF THE RESIDENCE.

THE CYPRESS LUXURY RESIDENCES PROVIDE A PERFECT BLEND OF TIMELESS DESIGN + MODERN CONVENIENCE, OFFERING AN UNPARALLELED LIVING EXPERIENCE FOR THOSE SEEKING SOPHISTICATION AND SERENITY IN NICOSIA.

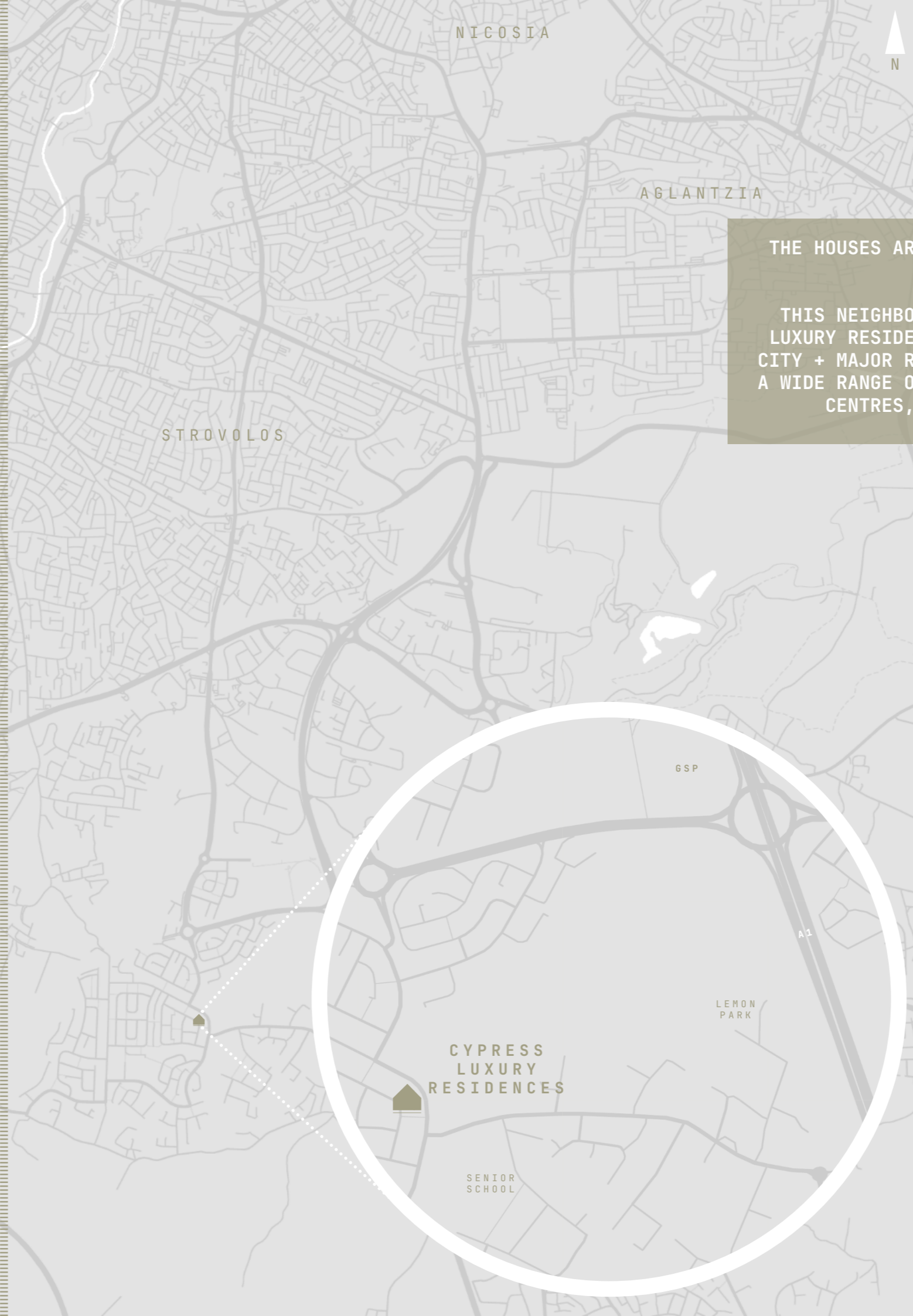


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LOCATION



THE HOUSES ARE SITUATED IN A PICTURESQUE GSP AREA ON THE OUTER SUBURBS OF NICOSIA.

THIS NEIGHBOURHOOD HAS RECENTLY EXPERIENCED A SURGE IN LUXURY RESIDENCES, THANKS TO ITS PRIME LOCATION NEAR THE CITY + MAJOR ROAD NETWORKS. RESIDENTS ENJOY EASY ACCESS TO A WIDE RANGE OF LOCAL AMENITIES, INCLUDING SCHOOLS, SPORTS CENTRES, BAKERIES + VARIOUS CONVENIENCE STORES



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/ HOUSE 01

FLOOR
PLANS

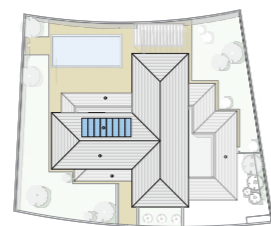
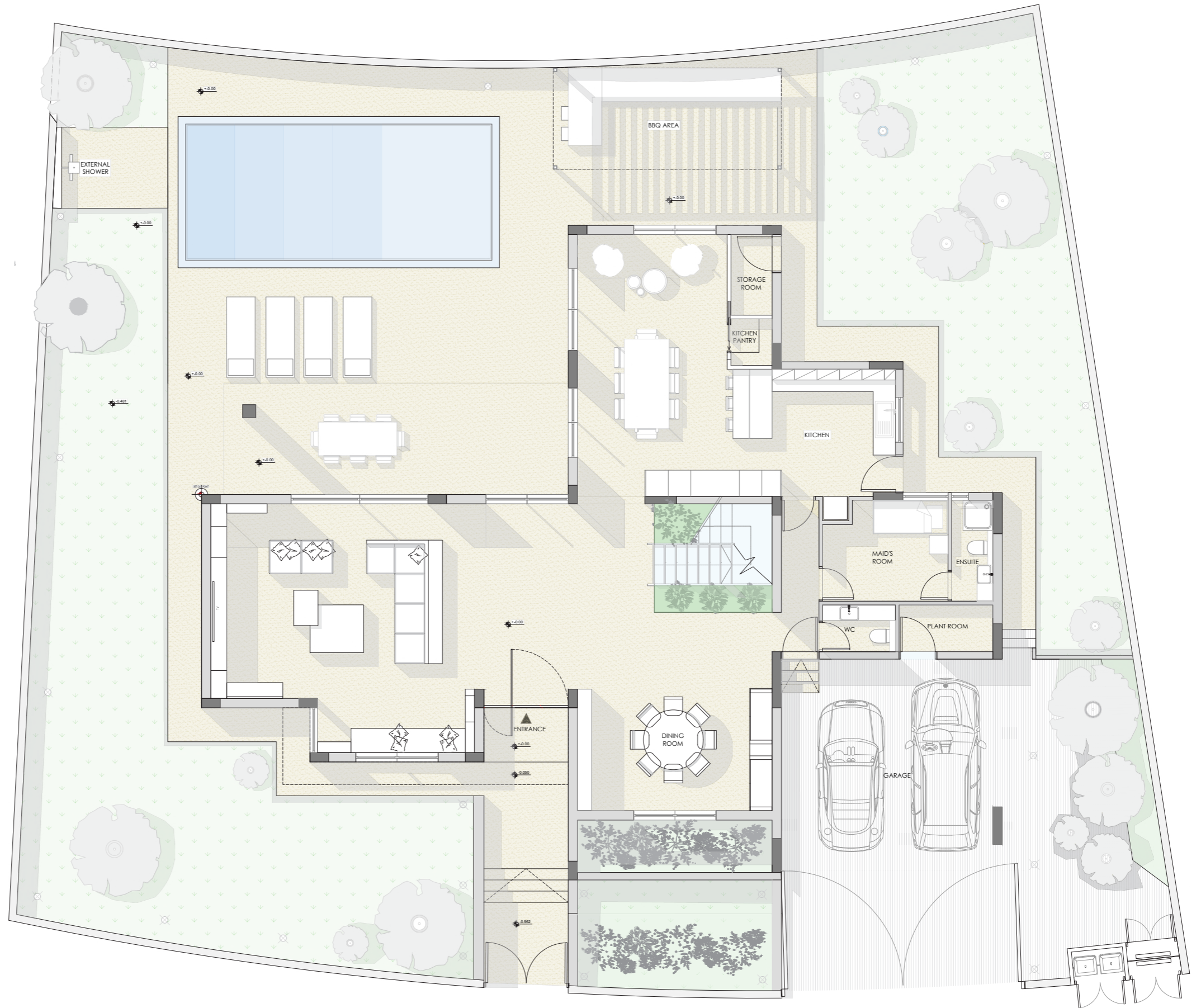
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- / OPEN-PLAN LIVING SPACES
- / LARGE FORMAT WINDOW/DOORS
- / HIGH QUALITY FINISHES
- / ITALIAN DESIGNER KITCHEN
- / CENTRAL FEATURE STAIR
- / EXTENSIVE LANDSCAPE

/ HOUSE 01
/ LV 00



HOUSE
01

FLOOR
PLANS

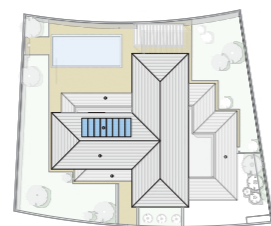
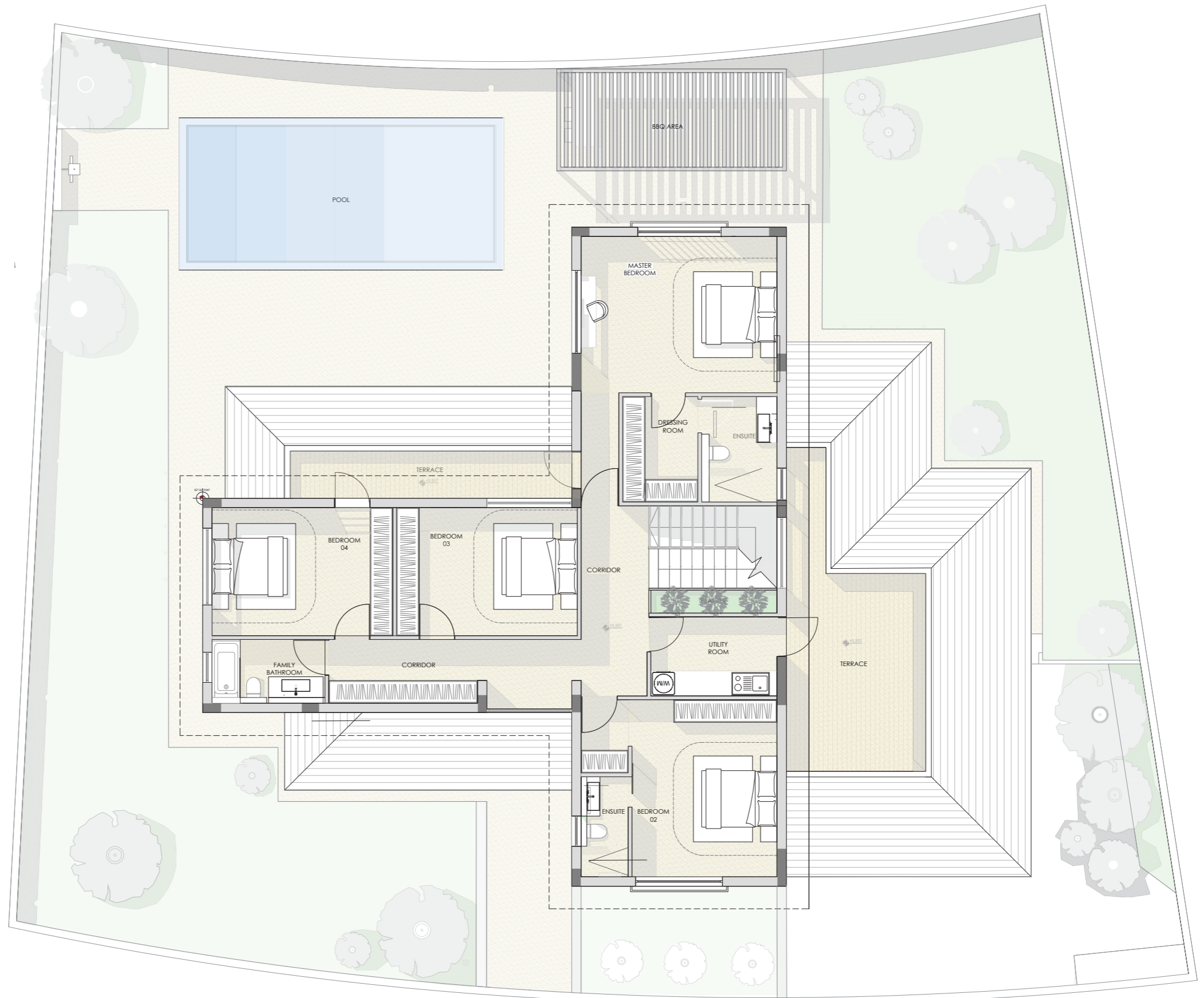
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- / HIGH-SPECIFICATION MASTER BEDROOM
- / LARGE FORMAT BEDROOMS
- / FEATURE STAIRCASE
- / EXTERNAL TERRACES
- / FAMILY BATHROOM
- / STORAGE SPACES

/ HOUSE 01
/ LV 00

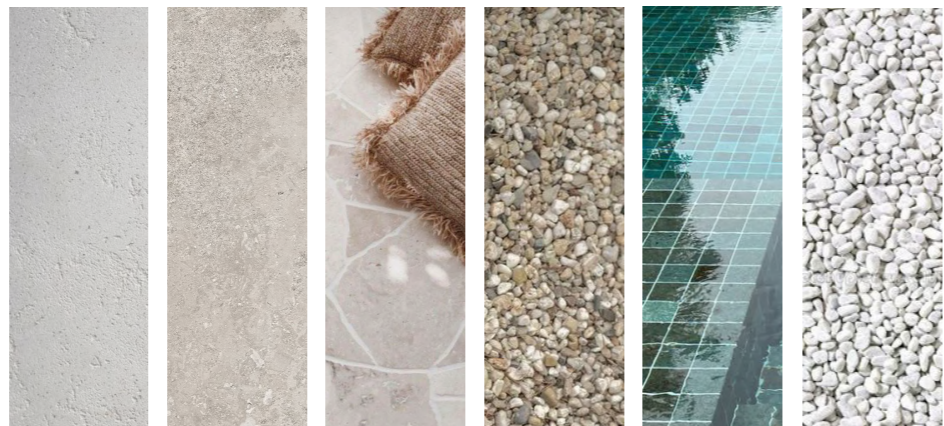


EXTERNALS



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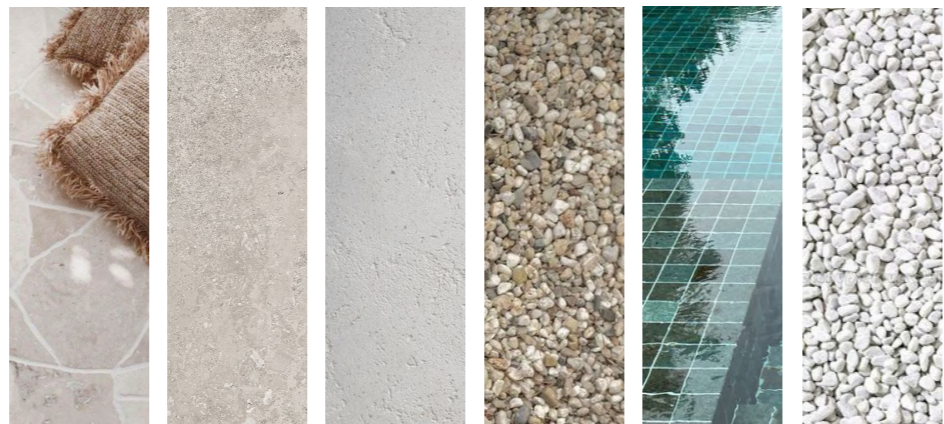
THE EXTERIOR OF THE PROPERTY PROVIDES A CLEAN + CONTEMPORARY AESTHETIC. THE PROPERTY IS FULLY INSULATED TO EPC A + CLAD WITH HIGH-QUALITY MATERIALS, DEMONSTRATES CONCISE FINISHING, WITH ELEGANT LANDSCAPING + AN PROMINENT STREET FRONTAGE.

EXTERNALS



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HIGH-QUALITY NATURAL STONE, PORCELAIN, GLAZING + CUSTOM METALWORK ARE USED TO ELEVATE THE PROPERTIES APPEARANCE. LUSH GARDENS, A SPACIOUS SWIMMING POOL + OUTDOOR VERANDAS, TERRACES + OUTDOOR KITCHEN FORM A SERIES OF EXTERNAL LIVING SPACE WHICH CREATE SEAMLESS TRANSITIONS BETWEEN INDOOR + OUTDOOR ENVIRONMENTS.

INTERNALS



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THE INTERIORS ARE DESIGNED WITH SPACIOUS, OPEN-CONCEPT LAYOUTS THAT ALLOW FOR FLUID MOVEMENT + NATURAL LIGHT. THE PROPERTY INCORPORATES SLEEK, MODERN FINISHES, CUSTOM CABINETS, DESIGNER LIGHTING FIXTURES + STATE-OF-THE-ART APPLIANCES, LUXURY TOUCHES + SMART-HOME TECHNOLOGIES ENHANCE COMFORT AND CONVENIENCE.

INTERNALS



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THE HEART OF THE LUXURY RENOVATION IS THE KITCHEN + DINING AREA, WHERE GOURMET FEATURES LIKE PROFESSIONAL-GRADE APPLIANCES, BESPOKE COUNTER-TOPS + EXPANSIVE ISLANDS PROVIDE BOTH STYLE AND FUNCTION. BATHROOMS ARE REDEFINED WITH SPA-LIKE FEATURES, INCLUDING RAINFALL SHOWERS, AND HIGH-END FIXTURES THAT CREATE A SERENE, INDULGENT ATMOSPHERE.

INTERNALS



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/ MASTER BEDROOM VISUALISATION

_ S P E C
I F I
C A T
I O N S



/ HOUSE 01 _ AREAS

FLOORS	2
BEDROOMS	4+1
INTERNAL AREA (M2)	300
COVERED VERANDA (M2)	30
TOTAL COVERED AREA (M2)	365
PLOT AREA (M2)	726
PARKING SPACES	2

AMENITIES

SWIMMING POOL , LAUNDRY , STORAGE
ROOMS, FIREPLACE , BARBECUE

TECHNICAL SPEC.

- + EPC RATING A
- + FULL PHOTOVOLTAIC SYSTEM INSTALLATION 9.6KW
- + UNDERFLOOR HEATING SYSTEM + HEAT PUMP
- + THERMALLY INSULATED
- + FULL AIR CONDITIONING INSTALLATION

- + HIGH-QUALITY ITALIAN KITCHENS
- + LARGE FORMAT FLOOR-TO-CEILINGS
- + CENTRAL VACUUM CLEANER
- + PROVISION FOR EV CAR CHARGING
- + EXTERNAL BBQ AREA

/ NOTE
DESIGN CHANGES + UPGRADES ARE OPTIONAL DURING THE
CONSTRUCTION PHASE + CAN BE DISCUSSED WITH OUR
SPECIALIST DESIGN TEAM.



SUSTAINABILITY + TECHNOLOGY ARE FUNDAMENTAL COMPONENTS OF THE BUILD. ENERGY EFFICIENT SYSTEMS INCLUDING SOLAR PANELS, SMART HOME TECHNOLOGIES, CLIMATE + LIGHTING CONTROL + PROVISION FOR SECURITY ARE ALL BUILT-IN AS STANDARD.

ULTIMATELY, THIS UPMARKET PROPERTY THAT GOES BEYOND COSMETIC UPGRADES—IT REDEFINES THE SPACE, CREATING A SOPHISTICATED LIVING ENVIRONMENT THAT OFFERS BOTH TIMELESS BEAUTY AND MODERN CONVENIENCE.



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