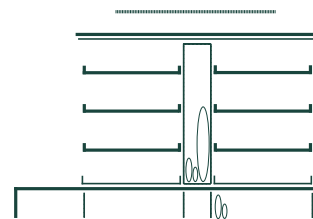




CYPRESS RESIDENCE

NICOSIA | CYPRUS

- I N T R O



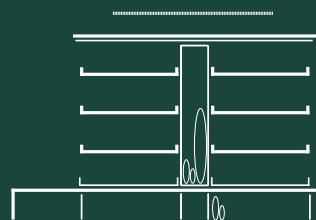
CYPRESS RESIDENCE, A STUNNING 4-STOREY CONTEMPORARY BUILDING OFFERING MODERN, SPACIOUS APARTMENTS DESIGNED FOR BOTH FAMILIES + INDIVIDUALS. LOCATED IN THE HIGHLY SOUGHT-AFTER RESIDENTIAL NEIGHBOURHOOD OF ACROPOLIS, NICOSIA, THIS EXCEPTIONAL DEVELOPMENT COMBINES LUXURY, CONVENIENCE, + COMFORT, ALL WITHIN EASY REACH OF THE CITY'S FINEST AMENITIES.

WITH AN UNMATCHED LOCATION CYPRESS RESIDENCE PLACES YOU IN THE IDEAL SPOT FOR EVERYDAY LIVING. JUST MOMENTS AWAY FROM TOP-RATED SCHOOLS, BUSTLING BUSINESS CENTRES, + A VARIETY OF SHOPS, YOU'LL ENJOY QUICK ACCESS TO EVERYTHING YOU NEED, YOU'RE CONNECTED TO ALL AREAS OF NICOSIA, ENSURING AN EFFORTLESS COMMUTE.

THE BUILDING'S MODERN ARCHITECTURAL LINES, COUPLED WITH THOUGHTFULLY DESIGNED APARTMENTS, DELIVER AN UNPARALLELED LIVING EXPERIENCE. EVERY DETAIL HAS BEEN CAREFULLY CRAFTED TO OFFER MAXIMUM COMFORT + EFFICIENCY. EACH APARTMENT BOASTS SPACIOUS INTERIORS, GENEROUSLY SIZED BEDROOMS, + PRIVATE BALCONIES, PROVIDING AMPLE SPACE FOR RELAXATION + ENTERTAINMENT.

CYPRESS RESIDENCE IS BUILT TO THE HIGHEST STANDARDS, THE BUILDING INCORPORATES TOP-QUALITY MATERIALS + CONSTRUCTION TECHNIQUES, ENSURING DURABILITY + LUXURY. THE CLASS A ENERGY CERTIFICATE REFLECTS OUR COMMITMENT TO ENVIRONMENTAL SUSTAINABILITY, PROVIDING LOW ENERGY CONSUMPTION + REDUCED LIVING COSTS, SO YOU CAN ENJOY BOTH COMFORT AND SAVINGS.

DESIGNED FOR CONVENIENCE, EACH APARTMENT IS EQUIPPED WITH PARKING SPACES AND STOREROOMS. WHETHER YOU ARE SEEKING A PEACEFUL RETREAT OR A FAMILY-FRIENDLY ENVIRONMENT, CYPRESS RESIDENCE OFFERS THE PERFECT BLEND OF STYLE, FUNCTIONALITY, AND LOCATION. COME DISCOVER YOUR IDEAL HOME IN ONE OF NICOSIA'S MOST DESIRABLE NEIGHBOURHOODS.

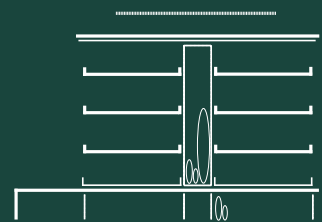


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LOCATION



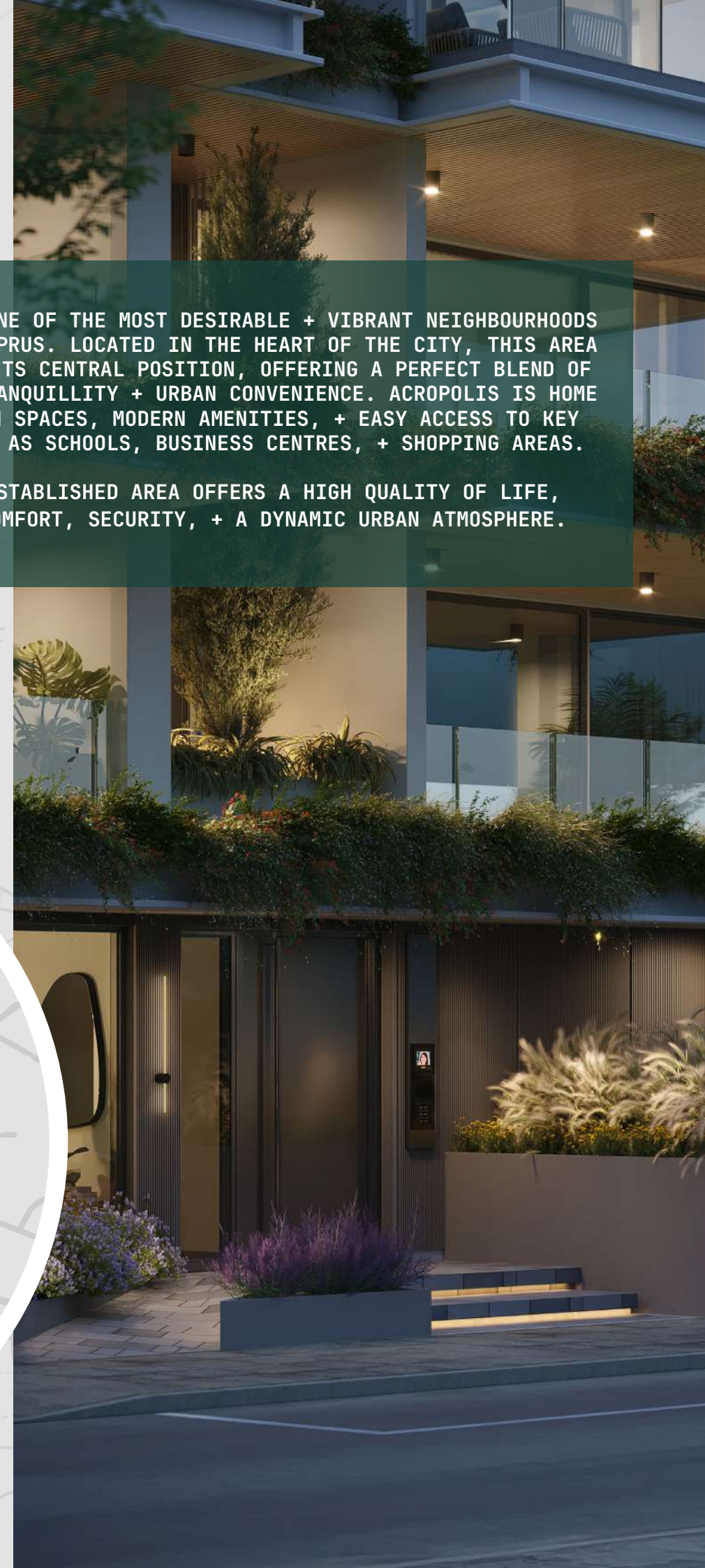
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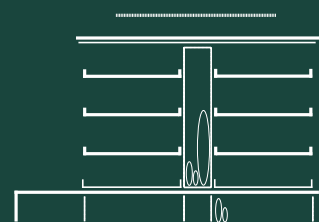
NICOSIA | CYPRUS



ACROPOLIS IS ONE OF THE MOST DESIRABLE + VIBRANT NEIGHBOURHOODS IN NICOSIA, CYPRUS. LOCATED IN THE HEART OF THE CITY, THIS AREA IS KNOWN FOR ITS CENTRAL POSITION, OFFERING A PERFECT BLEND OF RESIDENTIAL TRANQUILLITY + URBAN CONVENIENCE. ACROPOLIS IS HOME TO LUSH GREEN SPACES, MODERN AMENITIES, + EASY ACCESS TO KEY SERVICES SUCH AS SCHOOLS, BUSINESS CENTRES, + SHOPPING AREAS.

THIS WELL-ESTABLISHED AREA OFFERS A HIGH QUALITY OF LIFE, COMBINING COMFORT, SECURITY, + A DYNAMIC URBAN ATMOSPHERE.





CYPRESS
RESIDENCE

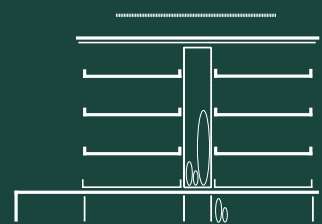
NICOSIA | CYPRUS

CYPRESS RESIDENCES FAÇADE'S CONTAIN A STRONG HORIZONTAL EMPHASIS. FEATURE ALUMINIUM PROFILING + DEEP CANTILEVERED VERANDAS PROVIDES ARCHITECTURAL RHYTHM + DEPTH + SHADING.

THE CONTEMPORARY AESTHETIC + ACTIVE STREET FRONT PROMISE TO DELIVER A HIGH-QUALITY APARTMENT BLOCK + PRESENCE ON THE STREET.

EXTERNALS

/ STREET FRONTAGE



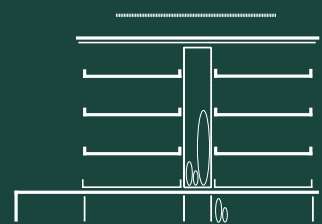
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EXTERNALS

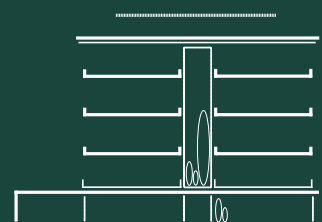
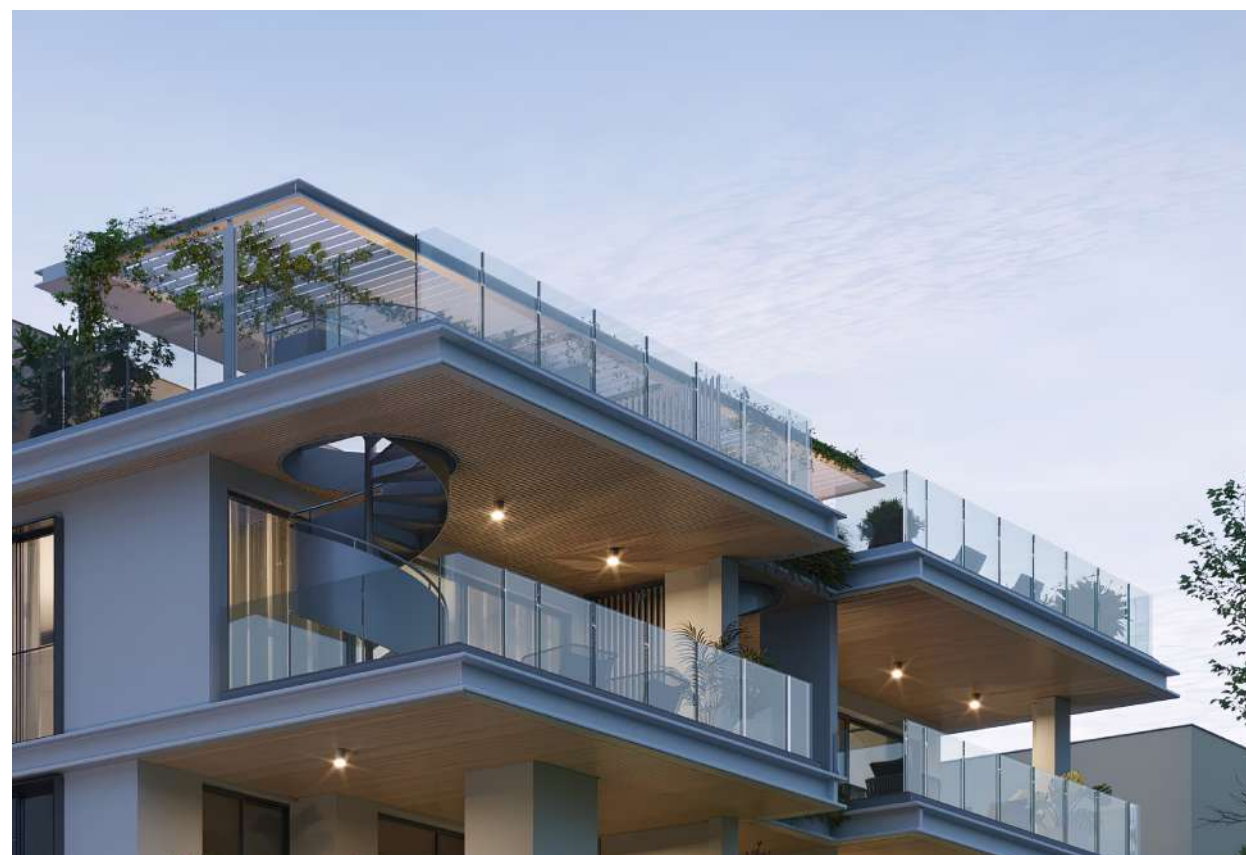
/ COVERED VERANDA



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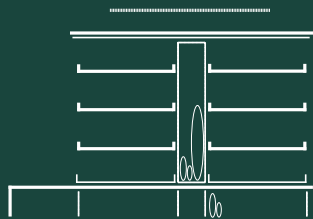


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THE SPACIOUS ROOFTOP TERRACES OFFER THE PERFECT COMBINATION OF ENTERTAINING + RELAXATION SPACE. WITH GENEROUS SEATING, DINING AREAS, + EXTERNAL KITCHENS THEY ARE IDEAL FOR HOSTING GATHERINGS OR ENJOYING QUIET MOMENTS. THE TERRACE BOASTS PANORAMIC VIEWS OVER NICOSIA, PROVIDING STUNNING VISTAS OF THE CITY'S SKYLINE + BEYOND.

DESIGNED WITH SLEEK BALUSTRADES, LUSH LANDSCAPING, + SOFT LIGHTING, THE SPACES OFFER A SERENE ATMOSPHERE. WHETHER FOR INTIMATE EVENINGS OR CASUAL RELAXATION, THE TERRACES EXTEND LIVING AREAS, BLENDING STYLE, COMFORT, + BREATHTAKING VIEWS.



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CYPRESS RESIDENCE WILL CONTAIN A HIGH-QUALITY COMMUNAL ENTRANCE WHICH PROVIDES A WELCOMING + COMFORTABLE SPACE FOR RESIDENTS TO RELAX OR SOCIALIZE, FOSTERING A SENSE OF COMMUNITY. SECURE ACCESS ENSURES SAFETY + PRIVACY, WHILE POST BOXES OFFER CONVENIENCE FOR RECEIVING MAIL. OVERALL, THIS THOUGHTFULLY DESIGNED ENTRANCE IMPROVES THE LIVING EXPERIENCE, CREATING A POSITIVE FIRST IMPRESSION + A SECURE, INVITING ENVIRONMENT FOR ALL RESIDENTS.



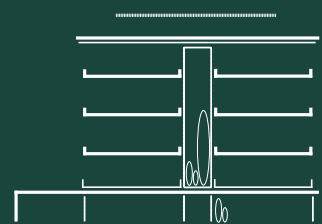
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/ LIVING SPACE



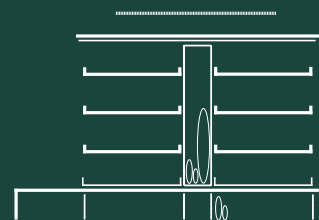
/ SLEEPING SPACE



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SPECIFICATIONS



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TECHNICAL SPEC.

- + EPC RATING A
- + FULL PHOTOVOLTAIC SYSTEM INSTALLATION 13KW
- + FULLY THERMALLY INSULATED
- + FULL AIR CONDITIONING INSTALLATION
- + COMMUNAL ENTRANCE AREA

- + HIGH-QUALITY DESIGNED KITCHENS
- + LARGE FORMAT FLOOR-TO-CEILINGS WINDOWS/DOORS
- + PROVISION FOR EV CAR CHARGING
- + LARGE VERANDAS + ROOFTOP TERRACES
- + GROUND FLOOR GARDEN SPACE

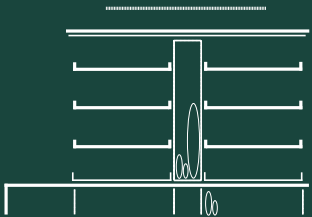
/ NOTE
DESIGN CHANGES + UPGRADES ARE OPTIONAL DURING THE CONSTRUCTION PHASE + CAN BE DISCUSSED WITH OUR SPECIALIST DESIGN TEAM.



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

ULTIMATELY, CYPRESS RESIDENCE OFFERS THE PERFECT BLEND OF STYLE, FUNCTIONALITY, AND LOCATION. THE APARTMENTS CREATE A SOPHISTICATED LIVING ENVIRONMENT THAT OFFERS BOTH TIMELESS DESIGN + MODERN CONVENIENCE.

SPECIFICATIONS



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/ CYPRESS APARTMENTS SPECIFICATIONS

/ BUILDING STRUCTURE

- STRUCTURAL / SEISMIC ANALYSIS AND STRUCTURAL DESIGN OF BUILDING ACCORDING TO THE LATEST EUROPEAN STANDARDS, SEISMIC CODES AND REGULATIONS.
- THE STRUCTURAL SYSTEM CONSISTS OF REINFORCED CONCRETE + LIGHT WEIGHT STEEL FRAMING.

/ EXT.WALLS

- GROUND FLOOR_ 200MM THERMO BRICKS + 80MM EPS THERMAL INSULATION + RENDER/CLADDING
- UPPER FLOORS_ 200MM SFS WALLS + 80MM EPS THERMAL INSULATION + RENDER/CLADDING.
- * ALL WALL BUILD UP'S TO MEET THE LATEST CYPRUS STANDARDS AND REGULATIONS.

/ ROOF

- INSULATED FLAT ROOF SYSTEM.

/ VERANDAS + ROOF GARDENS

- INSULATED FLOORS WITH HIGH-QUALITY ANTI-SLIP CERAMIC TILES.

/ INT. WALLS

- GROUND FLOOR_ CH02 BRICK WALLS
- UPPERS FLOOR_ SFS PARTITIONING SYSTEMS
- CORES + RISERS_ SHAFT WALLS + SFS PARTITIONING
- * ALL WALL BUILD UP'S TO MEET THE LATEST CYPRUS STANDARDS AND REGULATIONS.

/ FLOORS

- APARTMENTS_ HIGH-QUALITY CERAMICS TILES - €25 PER SQM
- CIRCULATION CORE_ HIGH-QUALITY CERAMICS TILES - €25 PER SQM

/ ALUMINIUM

- EXTERNAL DOORS + WINDOWS TO BE DOUBLED-GLAZED THERMAL ALUMINIUM FRAMES
- SHARED FRONT DOOR - LARGE FORMAT ALUMINIUM / GLASS PIVOT DOOR WITH ACCESS CONTROL
- BOH STORAGE DOORS - SOLID METAL DOORS WITH

/ SANITARY + PLUMBING

- ALL APARTMENTS WILL BE EQUIPPED WITH HIGH-QUALITY CERAMICS + SANITARY FITTINGS (INCLUSIVE OF SANITARY ACCESSORIES UP TO €2.2K PER APARTMENT)
- PIPE IN PIPE AND PRESSURE SYSTEM IS USED FOR THE PLUMBING INSTALLATION. THE BUILDING PROVIDES SOLAR PANELS WITH 1000 LITRES PVC WATER TANK FOR EACH APARTMENT.

/ CARPENTARY_DOORS/CUPBOARDS

- **APARTMENT FRONT DOORS:** SOLID TIMBER DOORS + HIGH-QUALITY IRONMONGERY + LOCKING SYSTEM + MELAMINE FINISH
- **INTERNAL APARTMENT DOORS:** SOLID TIMBER DOORS + HIGH-QUALITY IRONMONGERY + MELAMINE FINISH
- **COMMON AREA DOORS:** MANUFACTURED ACCORDING TO THE EUROPEAN STANDARDS OF FIRE RESISTANCE REGULATIONS. TIMBER MELAMINE FINISH.
- **WARDROBES:** TIMBER MELAMINE FINISH ACCORDING TO WARDROBES DRAWINGS ACCESSORIES ARE INCLUDED.
- **KITCHENS:** TIMBER MELAMINE FINISH ACCORDING TO KITCHEN DRAWINGS (POSSIBILITY OF SELECTING FROM VARIETY OF FINISHES). ACCESSORIES ARE INCLUDED. KITCHEN WORKTOPS ARE INDUSTRIAL GRANITE AS STANDARD (POSSIBILITY OF SELECTING FROM VARIETY OF FINISHES)

/ ELECTRICAL

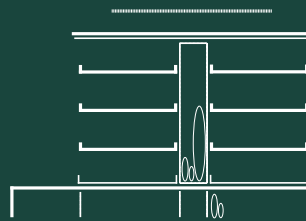
- ELECTRICAL INSTALLATION BASED ON THE REGULATION OF THE ELECTRICITY AUTHORITY OF CYPRUS (EAC) AS SHOWN ON ELECTRICAL DRAWINGS.
- FULL PHOTOVOLTAIC SYSTEM INSTALLATION 13KW

/ HEATING + COOLING

- FULL INSTALLATION AND COMMISSIONING OF AIR-CONDITION SPLIT UNITS (FOR HEATING + COOLING) IN ALL AREAS AS SHOWN ON MECHANICAL DRAWINGS.
- PROVISION FOR ELECTRIC HEATING UNITS.
- EPC RATING A

/ GF PARKING AREA

- **PARKING PLACE:** EACH APARTMENT HAS AT LEAST ONE PRIVATE COVERED PARKING PLACE AS PER DRAWINGS. PROVISION FOR EV CAR CHARGING INCLUDED.
- **GATES:** ELECTRICAL GATE. OPERATED WITH REMOTE CONTROL
- **STORE ROOM:** EACH APARTMENT HAS ONE PRIVATE STORE AT EITHER GROUND OR ROOF LEVEL



CYPRESS RESIDENCE

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