

ATTIKIS RESIDENCES

LIFE, WELL-DESIGNED

Images used are indicative and specifications are subject to change.



ATTIKIS RESIDENCES

An address for urban living, Attikis Residences provides a sanctuary and a haven of peace in the city

- Situated in one of Nicosia's most sought-after areas
- Boutique development of 22 luxury, large, well-designed two and three-bedroom apartments
- Large communal landscaped garden
- Walking distance to schools, universities, amenities and services
- Just moments away from the city centre and the highway
- Views towards the Melkonian and Akadimias National Forests
- Architectural design by Kythreotis Architects
- Interior design by Maria Kythreotou
- Two-year warranty





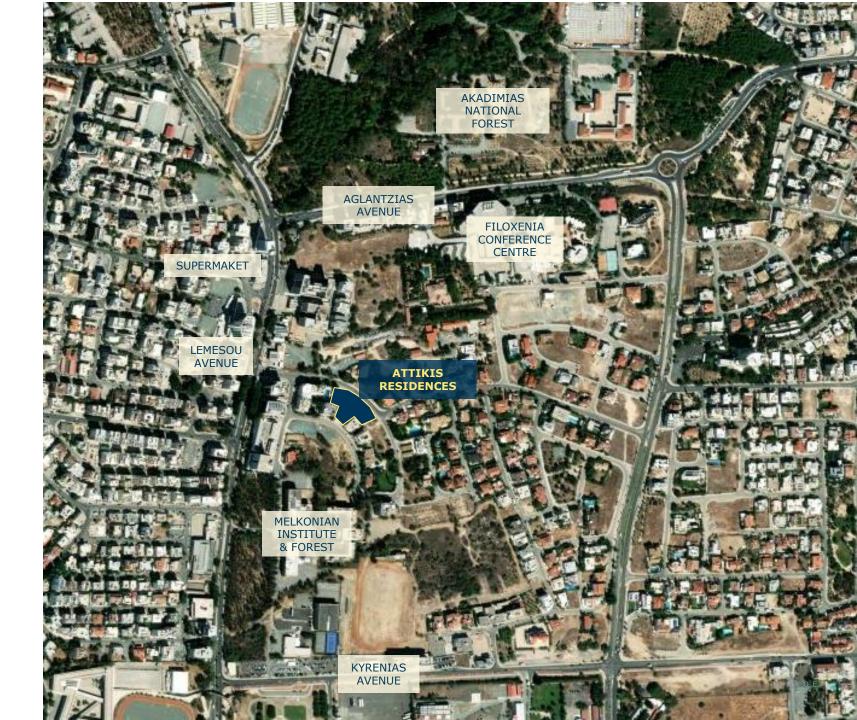
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A sanctuary for those who love the excitement of a flourishing city but still crave peace and relaxation at the start and end of every day.

A calming world cocooned in tranquil greenery, with the chance to breathe, unwind and recharge.

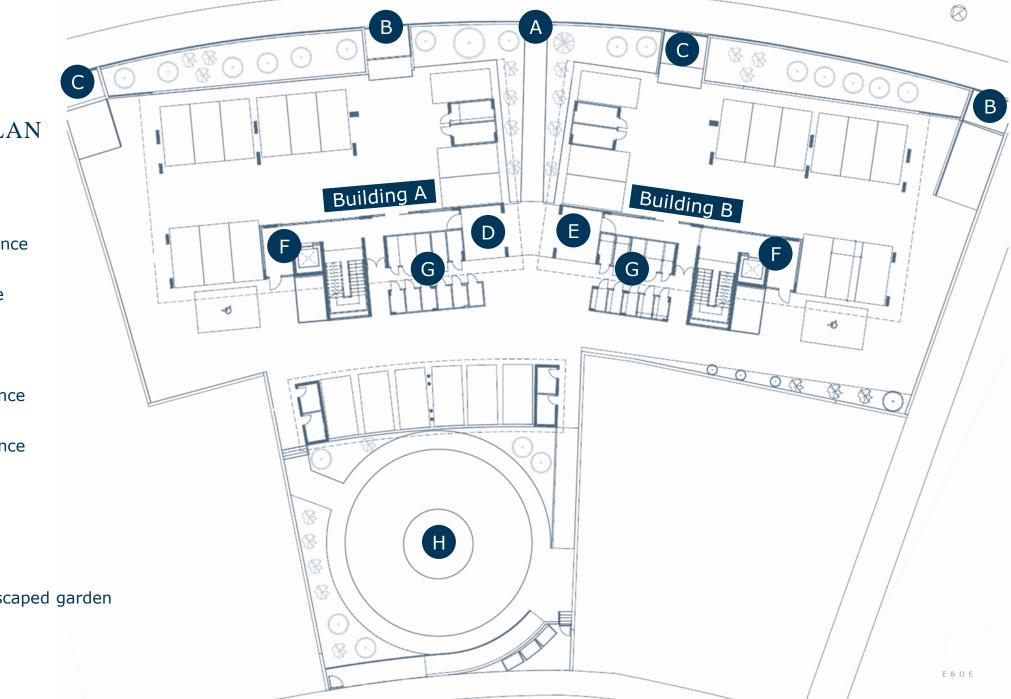
A life to be appreciated in chic modern style, meticulously designed, and perfectly appointed, with every amenity and convenience within easy reach.







- A Pedestrian entrance
- B Parking entrance
- C Parking exit
- D Building A entrance
- E Building B entrance
- F Lift
- G Storerooms
- H Communal landscaped garden



SCHEDULE OF AREAS BUILDING A

	Apartment	Floor	No. of Bedrooms	Covered Internal Area m ²	Covered Terraces m ²	Total Covered Area m ²	Common Area m ²	Uncovered Terraces m ²
	A 101	1st	2	90	25	115	13	-
	A 102	1st	2	88	31	119	13	11
	A 103	1st	2	89	26	115	13	-
	A 201	2nd	2	90	25	115	13	-
	A 202	2nd	2	88	22	110	13	-
	A 203	2nd	2	89	26	115	13	-
	A 301	3rd	2	90	25	115	13	-
	A 302	3rd	2	88	22	110	13	-
nts ce	A 303	3rd	2	89	26	115	13	-
ents ces	A 401	4th	3	138	42	180	20	-
	A 402	4th	3	139	36	175	20	-

Two-bedroom apartments One covered parking space One storeroom

Three-bedroom apartments Two covered parking spaces One storeroom SCHEDULE OF AREAS BUILDING B

	Apartment	Floor	No. of Bedrooms	Covered Internal Area m ²	Covered Terraces m ²	Total Covered Area m ²	Common Area m ²	Uncovered Terraces m ²
	B 101	1st	2	89	25	114	13	-
	B 102	1st	2	88	32	120	13	11
	B 103	1st	2	90	25	115	13	-
	B 201	2nd	2	89	25	114	13	-
	B 202	2nd	2	88	22	110	13	-
	B 203	2nd	2	90	25	115	13	-
	B 301	3rd	2	89	25	114	13	-
	B 302	3rd	2	88	22	110	13	-
n ts ce	B 303	3rd	2	90	25	115	13	-
ents ces	B 401	4th	3	139	36	175	21	-
	B 402	4th	3	138	42	180	20	-

Two-bedroom apartments One covered parking space One storeroom

Three-bedroom apartments Two covered parking spaces One storeroom BUILDING A



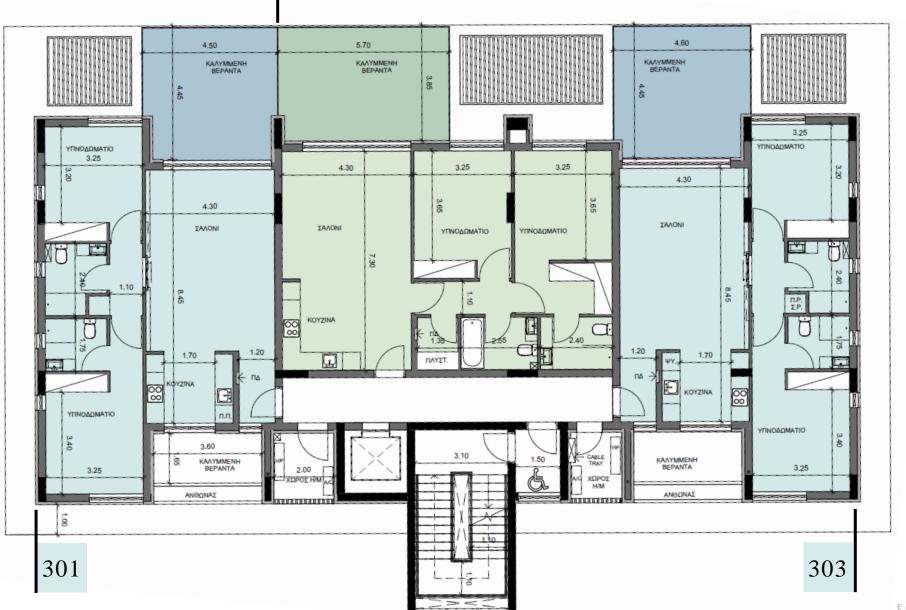
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BUILDING A 2ND FLOOR

4,50 5.70 KAAYMMENH BEPANTA KAAYMMENH BEPANTA KAAYMMENH BEPANTA 3.85 4.40 4.40 ΥΠΝΟΔΩΜΑΤΙΟ and a second second second ΥΠΝΟΔΩΜΑΤΙΟ ----μ 8 3.25 ----3.20 4.30 4.30 4.30 3.25 3.25 3.25 3.65 3.65 ΣΑΛΟΝΙ ΣΑΛΟΝΙ ΣΑΛΟΝΙ ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ H N 40 1,10 8.45 8,45 Π.P. Σ.P. Π.P. Σ.P. 10 KOYZINA 00 R 2.55/ 40 1.70 1.20 1.20 1.70 ΠΛΥΣΤ. L. I.I ΨY. ΠA ПΔ KOYZINA 00 3 G KOYZINA 00 1,50 121 ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ п.п. 3.10 3.40 3,40 3.60 3.60 3.25 KAAYMMENH BEPANTA 2.00 1.50 1.70 KAAYMMENH BEPANTA 3.25 ΧΩΡΟΣ Η/Ν XOPOZ H/M ΑΝΘΩΝΑΣ ΑΝΘΩΝΑΣ and the owned IN THUR DURING THE 1.00 1,10 201 203 20

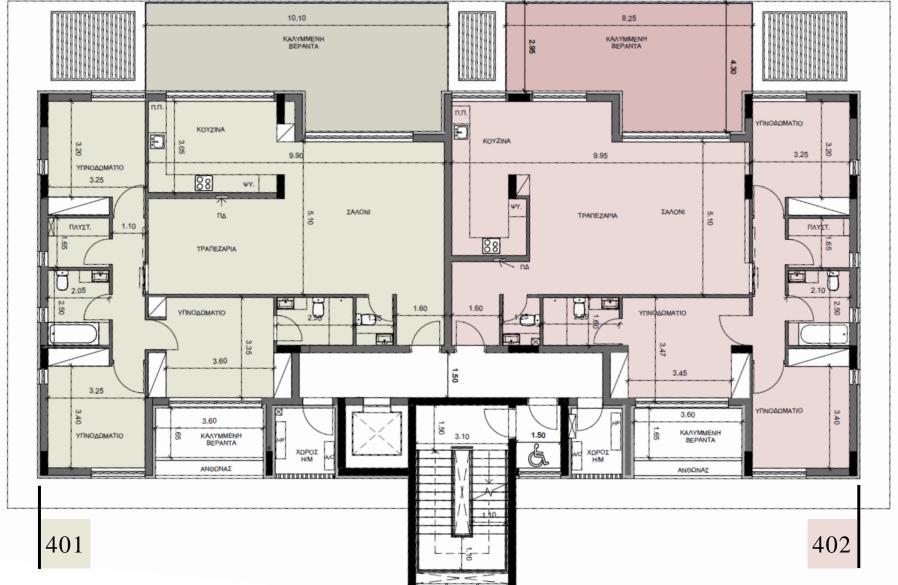
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BUILDING A 3RD FLOOR



302

BUILDING A 4th floor

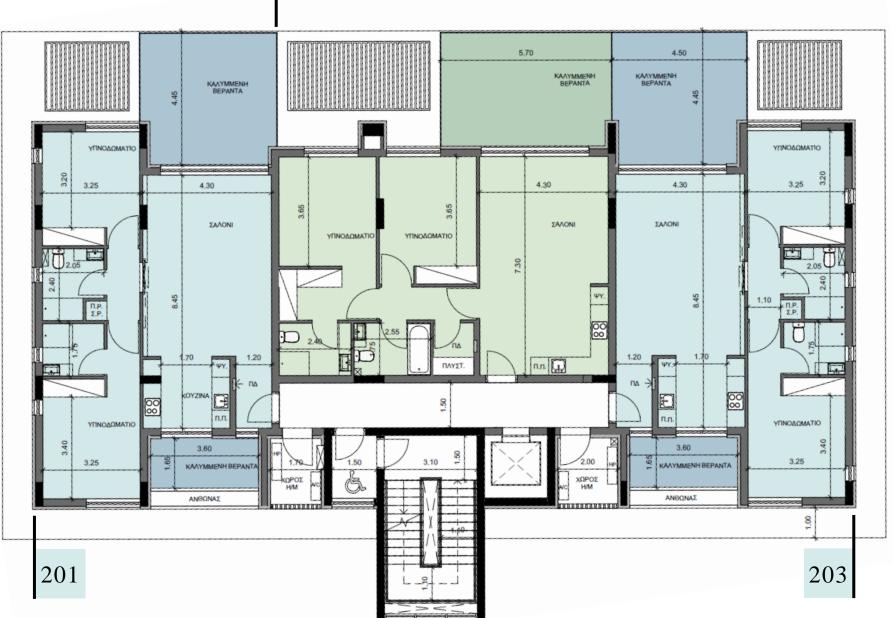


BUILDING B

11.20 4.50 4.60 KAAYMMENH BEPANTA KENO ANΩΘEN KENO ANQOEN KAAYMMENH BEPANTA AKAAYITTH BEPANTA KAAYMMENH BEPANTA 3.85 45 45 ΥΠΝΟΔΩΜΑΤΙΟ and the second ΥΓΙΝΟΔΩΜΑΤΙΟ 3.20 3.20 4.30 3.25 3.25 4.30 3.25 3.25 4.30 3.65 ΣΑΛΟΝΙ ΣΑΛΟΝΙ ΣΑΛΟΝΙ ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ 1.10 E I NØ 1.40 2.05 2.05 ΨY. 8.45 8.45 1.10 Π.Ρ. Σ.Ρ. Π.Ρ. Σ.Ρ. KOYZINA 00 Ö . \square **FIA** 1.20 1.20 1 70 nn 💭 ΠΛΥΣΤ. ΨY. Ψγ L. I. E na ПΔ KOYZINA OO KOYZINA A Ð. 00 ΥΠΝΟΔΩΜΑΤΙΟ nn ΥΠΝΟΔΩΜΑΤΙΟ 1.70 3.60 3.40 5 3.60 CABLE . 8 KAAYMMENH BEPANTA KAAYMMENH BEPANTA 3.25 3.25 .50 3.10 ΑΝΘΩΝΑΣ ΑΝΘΩΝΑΣ 1.10 8 101 103

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BUILDING B 2ND FLOOR



202

BUILDING B 3RD FLOOR

4.50 570 4,60 KAAYMMENH BEPANTA KAAYMMENH BEPANTA KANYMMENH BEPANTA 3.85 5 ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ 3.20 4.30 3.25 3.25 4.30 4.30 3.25 3.25 3.65 ΣΑΛΟΝΙ ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ W O2 TO ΣΑΛΟΝΙ ΣΑΛΟΝΙ 7.30 8.45 WY 145 2 1.10 ε Π.Ρ. Σ.Ρ. ILP. ΣF KOYZINA 00 B301 1.20 1.20 nn 💭 ΠΛΥΣΤ. ΨΥ 1 ΠΔ ПΔ KOYZINA OO KOYZINA G Ð 00 n.n. ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ п.п. \$ 3.60 3.60 e 3.25 3.25 KAAYMMENH BEPANTA 3.10 KAAYMMENH BEPANTA ΧΩΡΟΣ Η/Μ ____ ΧΩΡΟΣ Η/Μ G ΑΝΘΩΝΑΣ ΑΝΘΩΝΑΣ 1.00 NUMBERSON TANNAN TANANANA 1.00 301 303 100

302

BUILDING B 4th Floor

10.10 8.25 KAAYMMENH BEPANTA KAAYMMENH BEPANTA 4.30 п.п ΥΠΝΟΔΩΜΑΤΙΟ nn. ΥΠΝΟΔΩΜΑΤΙΟ A -KOYZINA KOYZINA 3.25 9.95 9.90 3.35 88 ΨΥ. ΨY. ΣΑΛΟΝΙ TPAREZAPIA 9 ΣΑΛΟΝΙ ΠΔ 1.10 MAYET. 1.10 ΠΛΥΣ 88 3.20 ΤΡΑΠΕΖΑΡΙΑ 1.11 C 1 ПΔ 1.60 1,60 ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ 3.45 3.60 ΥΠΝΟΔΩΜΑΤΙΟ ΥΠΝΟΔΩΜΑΤΙΟ \boxtimes 0 3.25 3.60 3.60 KAAYMMENH BEPANTA 1.50 3.10 1.70 2.00 KAAYMMENH BEPANTA 3.25 心 ΧΩΡΟΣ Η/Μ ΧΩΡΟΣ H/M ΑΝΘΩΝΑΣ ΑΝΘΩΝΑΣ THREAMANNER 401 402 0

SPECIFICATIONS

- Large high-end tiles, marble and wooden parquet
- Italian kitchen, wardrobes and internal doors
- Artificial granite backsplash and worktop in kitchen
- Underfloor heating using heat pump unit
- Split units for air conditioning in all rooms
- Electrically operated rolling shutters in bedrooms
- Automated light system controlled by a touch panel
- Video entry phone controlled entrance doors
- Solar panels with electric water heater cylinder
- Photovoltaic panels for common areas' electricity consumption
- Electrically operated control gate for the car parking entrance
- Full provision for security alarm system, control and automation
 (Smart Home) of various systems, CCTV and electric cars' charging



Thank you. Please feel free to get in touch.

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