



ATTIKIS RESIDENCES

LIFE, WELL-DESIGNED

Images used are indicative and specifications are subject to change.

attikis
RESIDENCES


CYBARCO

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

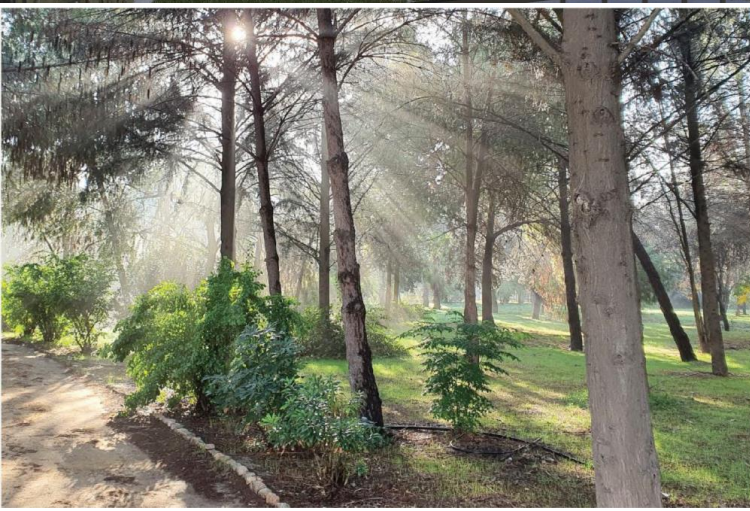


ATTIKIS RESIDENCES

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.

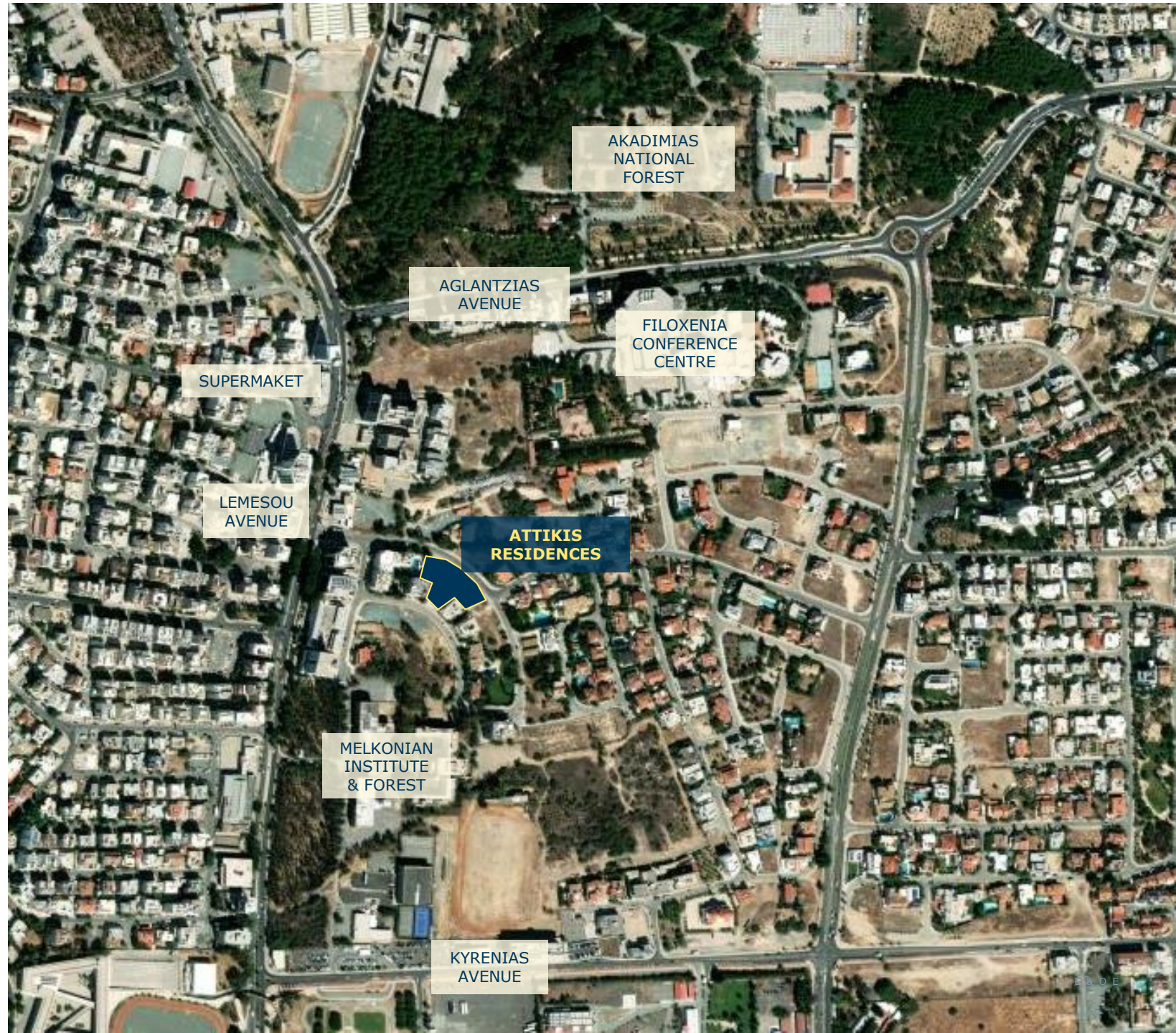
A life to be appreciated in chic modern style, meticulously designed, and perfectly appointed, with every amenity and convenience within easy reach.



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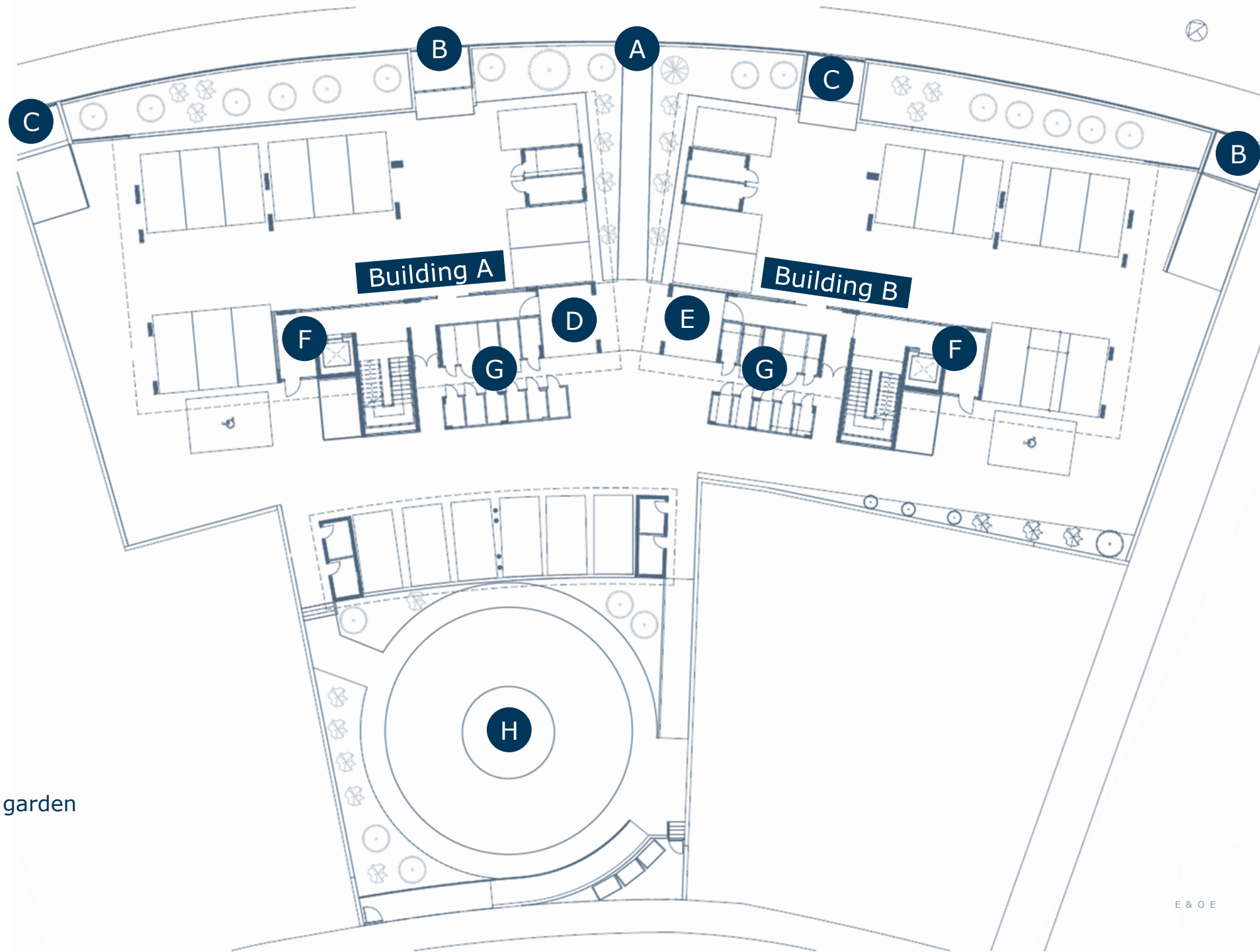
Life, well-designed.

THE LOCATION



THE MASTERPLAN

- 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

Two-bedroom apartments
One covered parking space
One storeroom

Three-bedroom apartments
Two covered parking spaces
One storeroom

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	-
A 303	3rd	2	89	26	115	13	-
A 401	4th	3	138	42	180	20	-
A 402	4th	3	139	36	175	20	-

SCHEDULE
OF AREAS
BUILDING B

Two-bedroom apartments
One covered parking space
One storeroom

Three-bedroom apartments
Two covered parking spaces
One storeroom

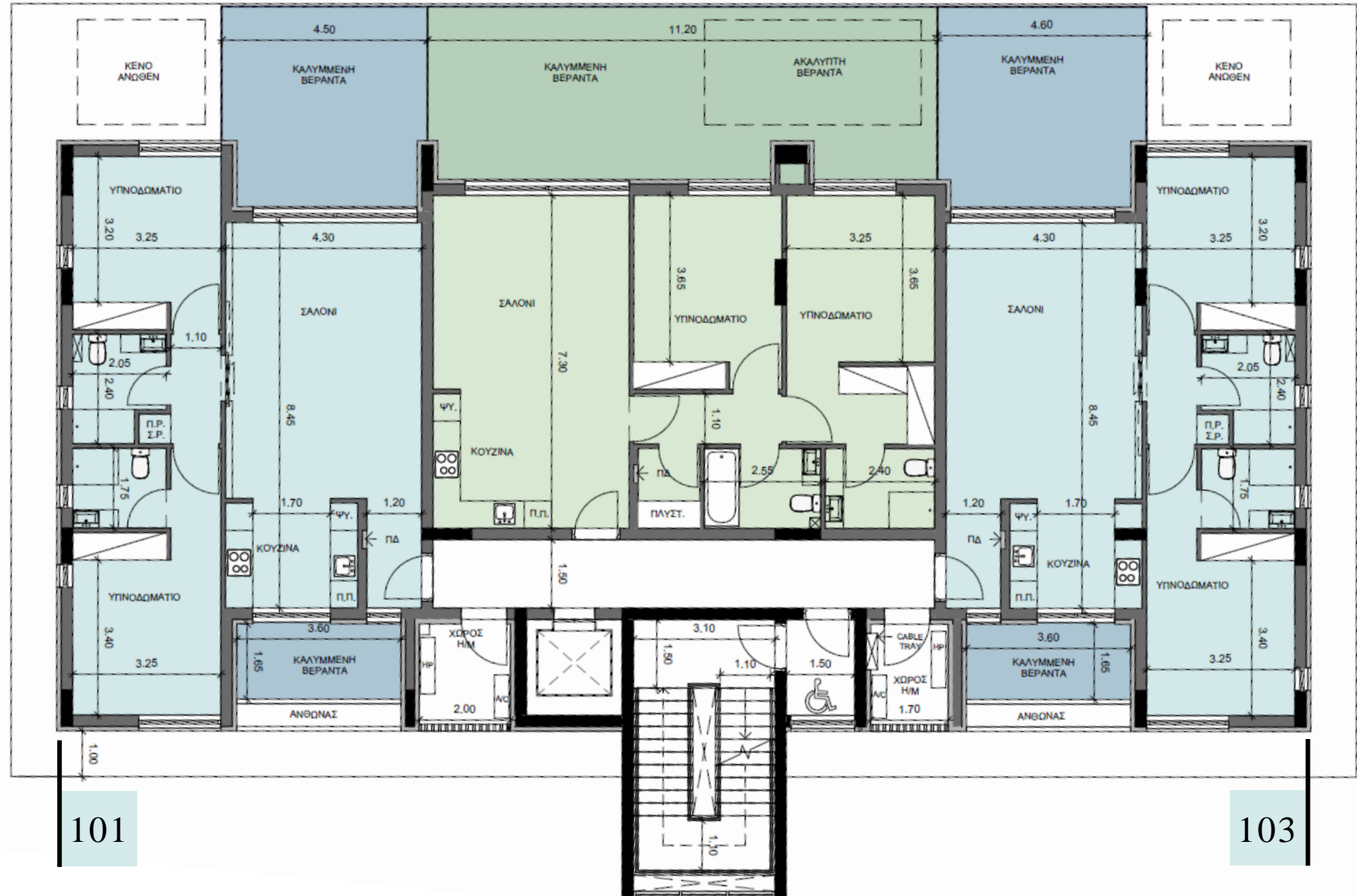
Apartment	Floor	No. of Bedrooms	Covered Internal Area m ²	Covered Terraces m ²	Total Covered Area m ²	Common Area m ²	Uncovered Terraces m ²
B 101	1st	2	89	25	114	13	-
B 102	1st	2	88	32	120	13	11
B 103	1st	2	90	25	115	13	-
B 201	2nd	2	89	25	114	13	-
B 202	2nd	2	88	22	110	13	-
B 203	2nd	2	90	25	115	13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

BUILDING A

1ST FLOOR

The indicative floorplans are for marketing purposes only. Refer to the architectural drawings for more accurate information.

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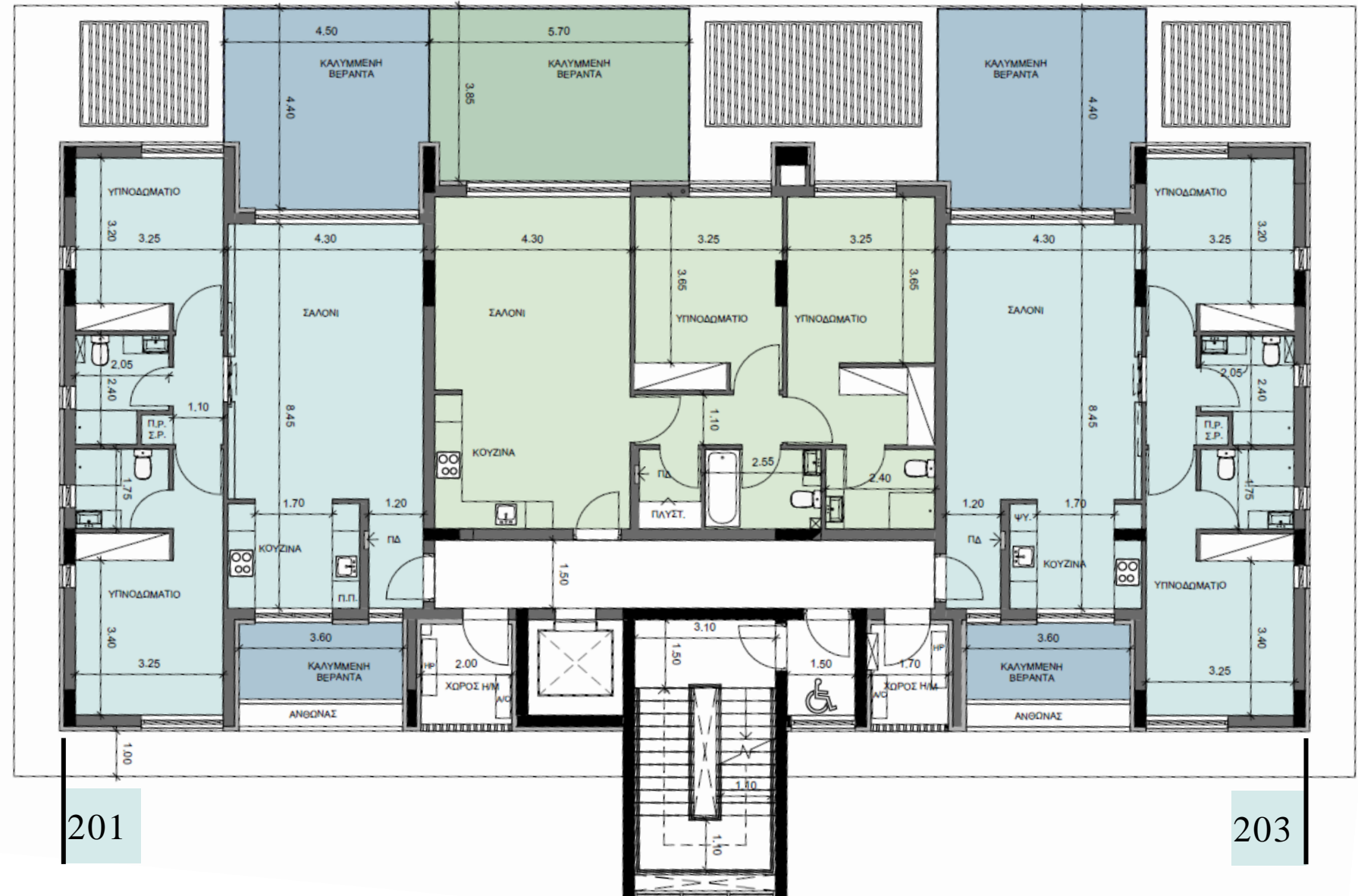
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BUILDING A

2ND FLOOR

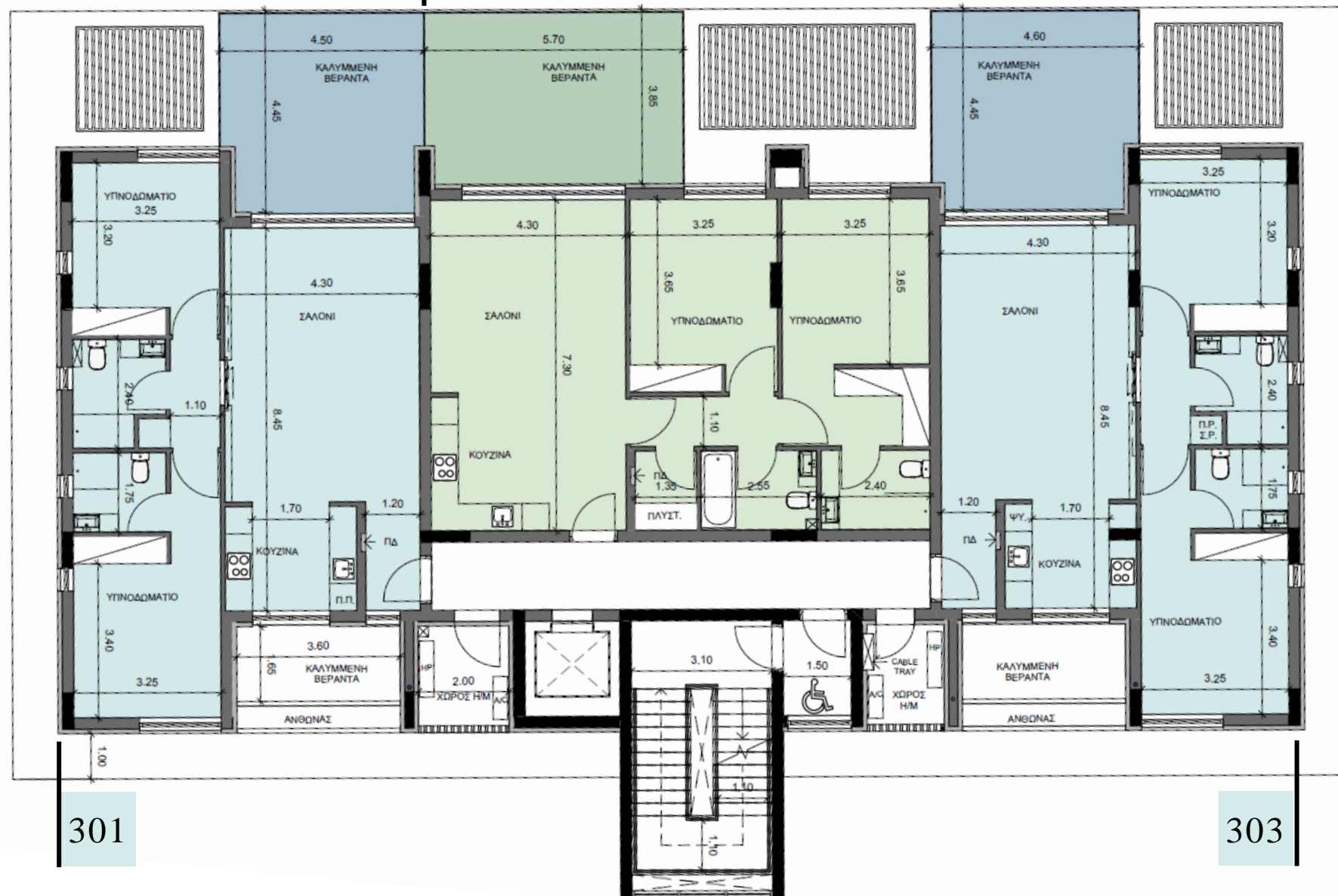
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BUILDING A

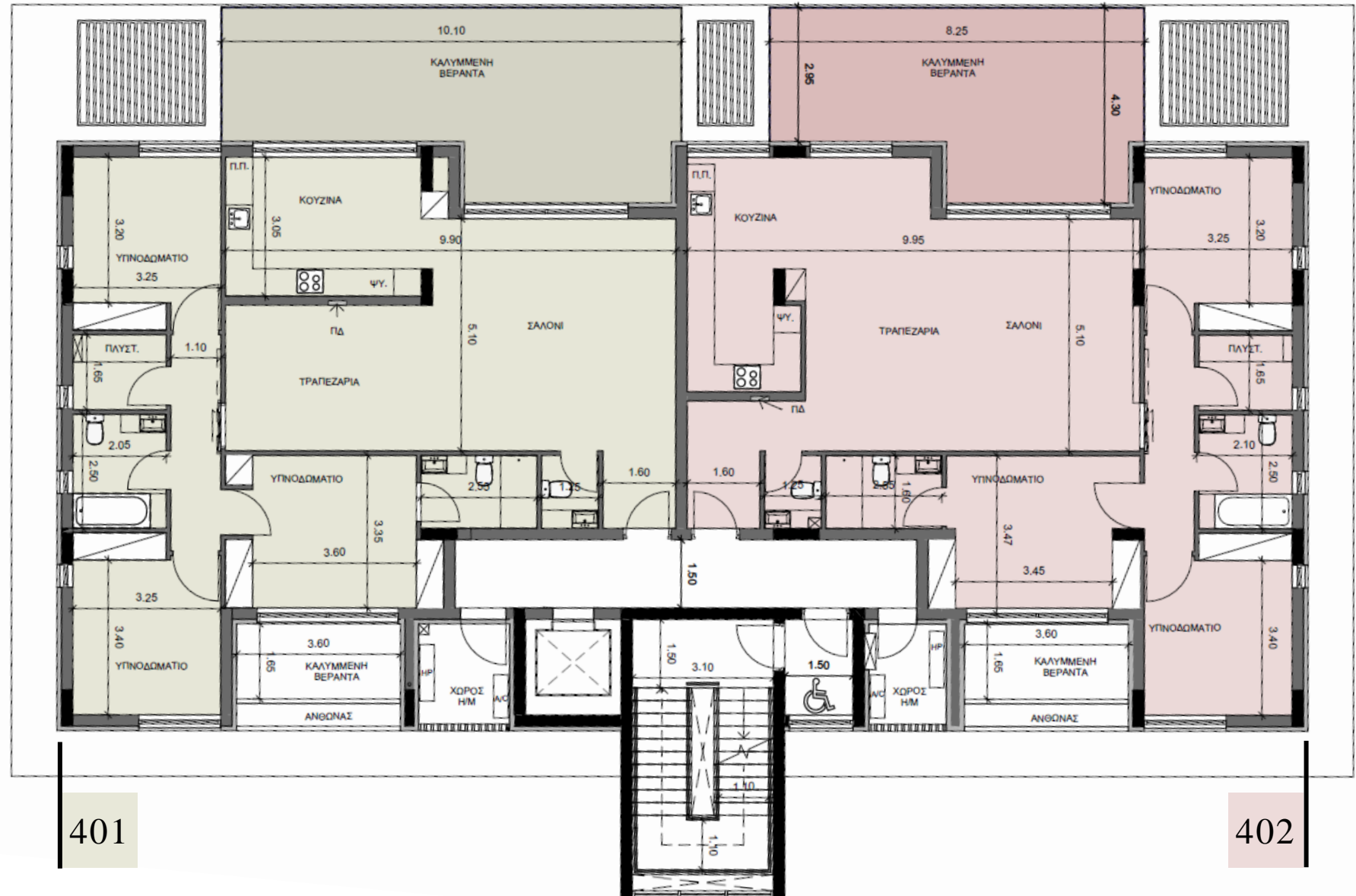
3RD FLOOR

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BUILDING A

4TH FLOOR



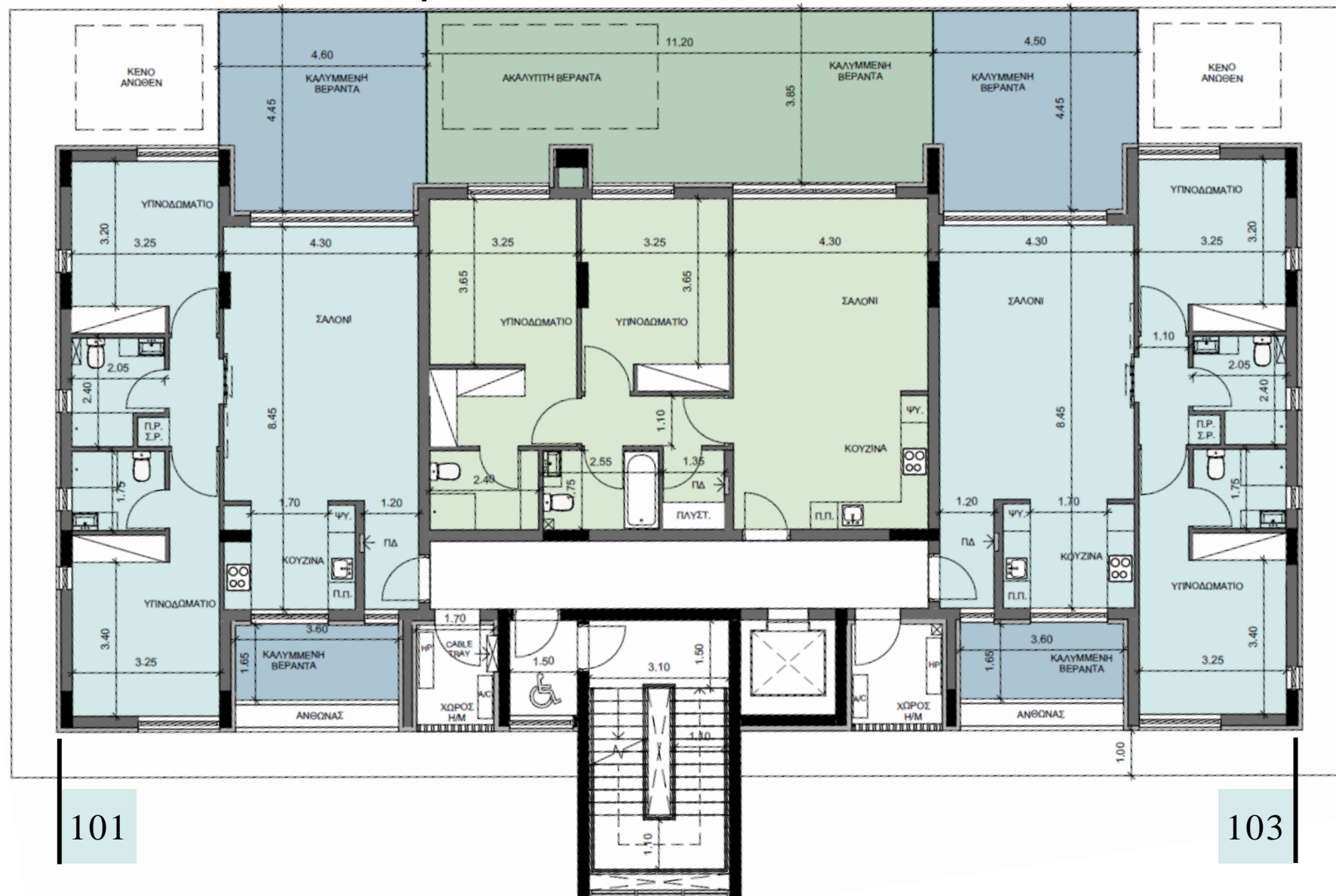
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BUILDING B

1ST FLOOR

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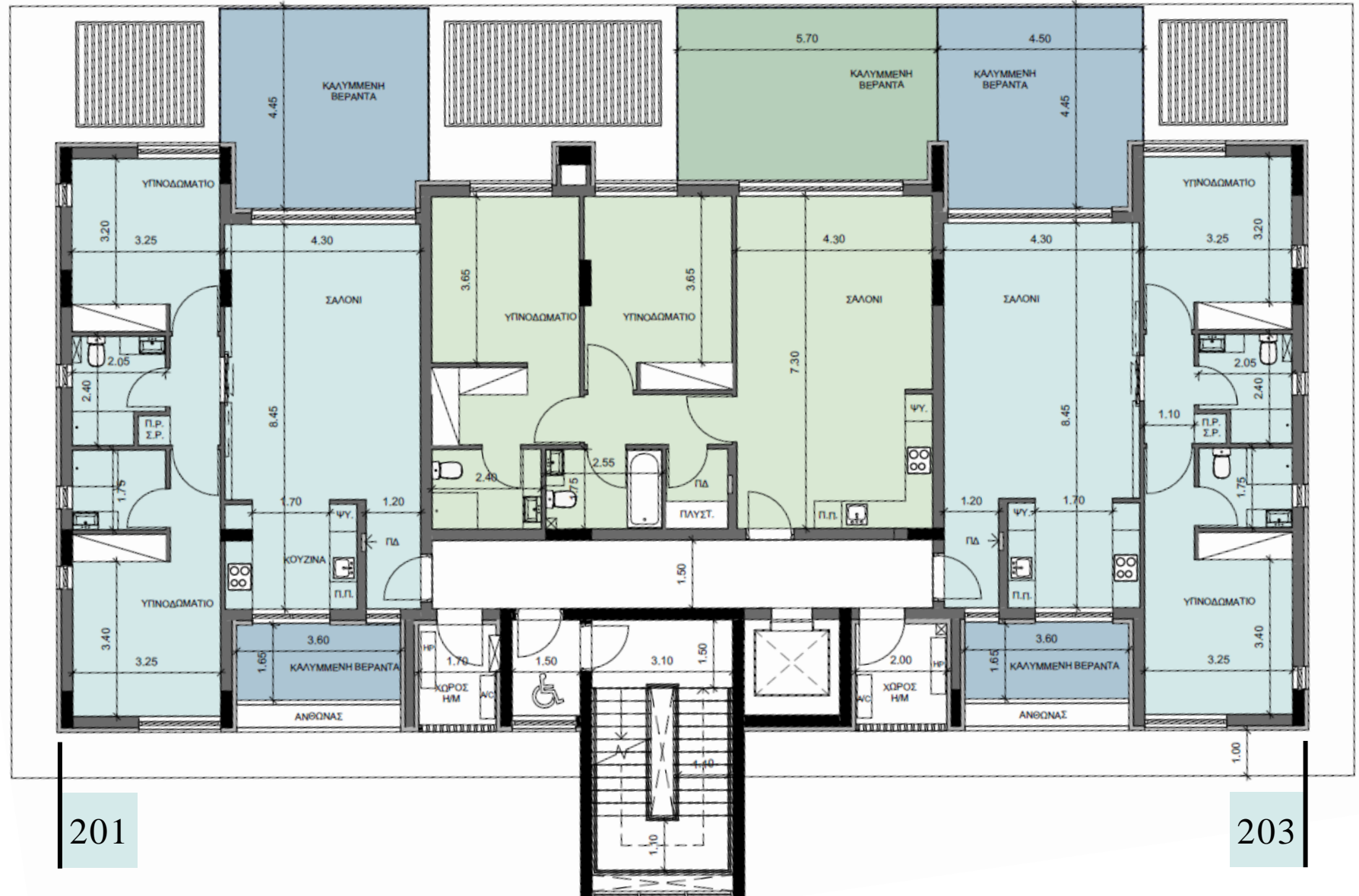
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BUILDING B

2ND FLOOR

202

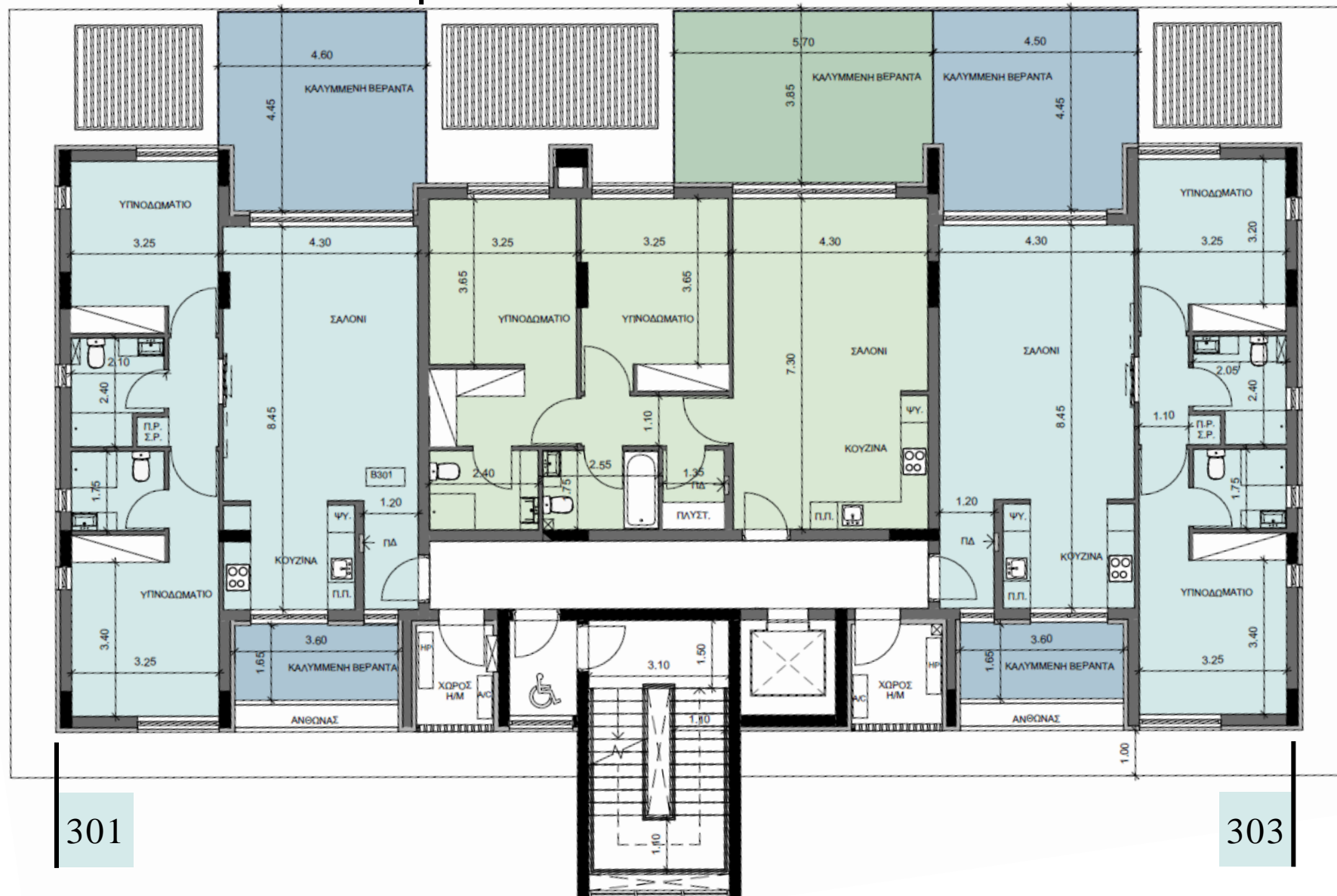


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BUILDING B

3RD FLOOR

302



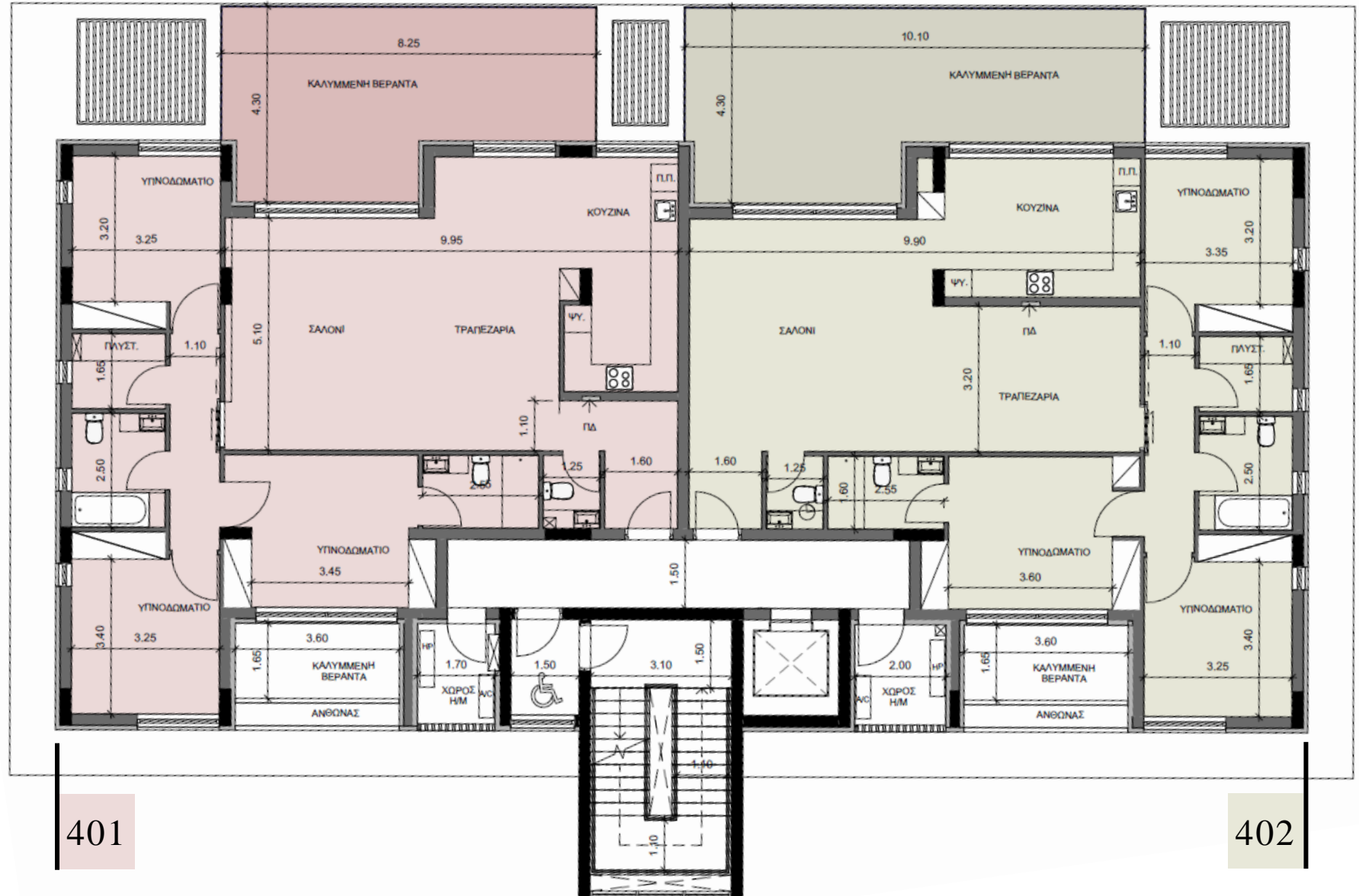
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BUILDING B

4TH FLOOR



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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



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Thank you.
Please feel free to get in touch.

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Disclaimer

This presentation does not constitute an offer and is not a legally binding document.

It merely aims to provide information on the materials it describes. Any details mentioned serve as guidelines only.

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