

PARK MANSIONS



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An Exclusive Collection of Luxury Residences in Nicosia

Where architectural elegance meets cutting-edge technology, **PARK MANSIONS** redefines modern living in the heart of Nicosia. This prestigious development offers just two expansive residences per floor, refined **2-bedroom** and **3-bedroom** apartments, designed with privacy, comfort, and superior craftsmanship in mind.

The privileged few residing on the top floor enjoy private access to exclusive **roof terraces**, offering breathtaking city views — the ultimate urban sanctuary.

Designed for the Discerning Few

PARK MANSIONS combines timeless design, cutting-edge technology, and energy-conscious living to create a rare residential opportunity for those who seek nothing but the best.

Positioned in one of Nicosia's most desirable neighbourhoods, this boutique development ensures exclusivity, privacy, and lasting value.



A New Benchmark for Quality & Comfort

Energy Efficiency Class A — Intelligent, Sustainable Living

Full Underfloor Heating for Year-Round Comfort

Private Solar Panel Installation for Every Residence

Super Thermal Aluminium Frames with Premium Double Glazing

Complete External Insulation with Advanced Polystyrene System

Modern 'Pipe-in-Pipe' Plumbing Infrastructure

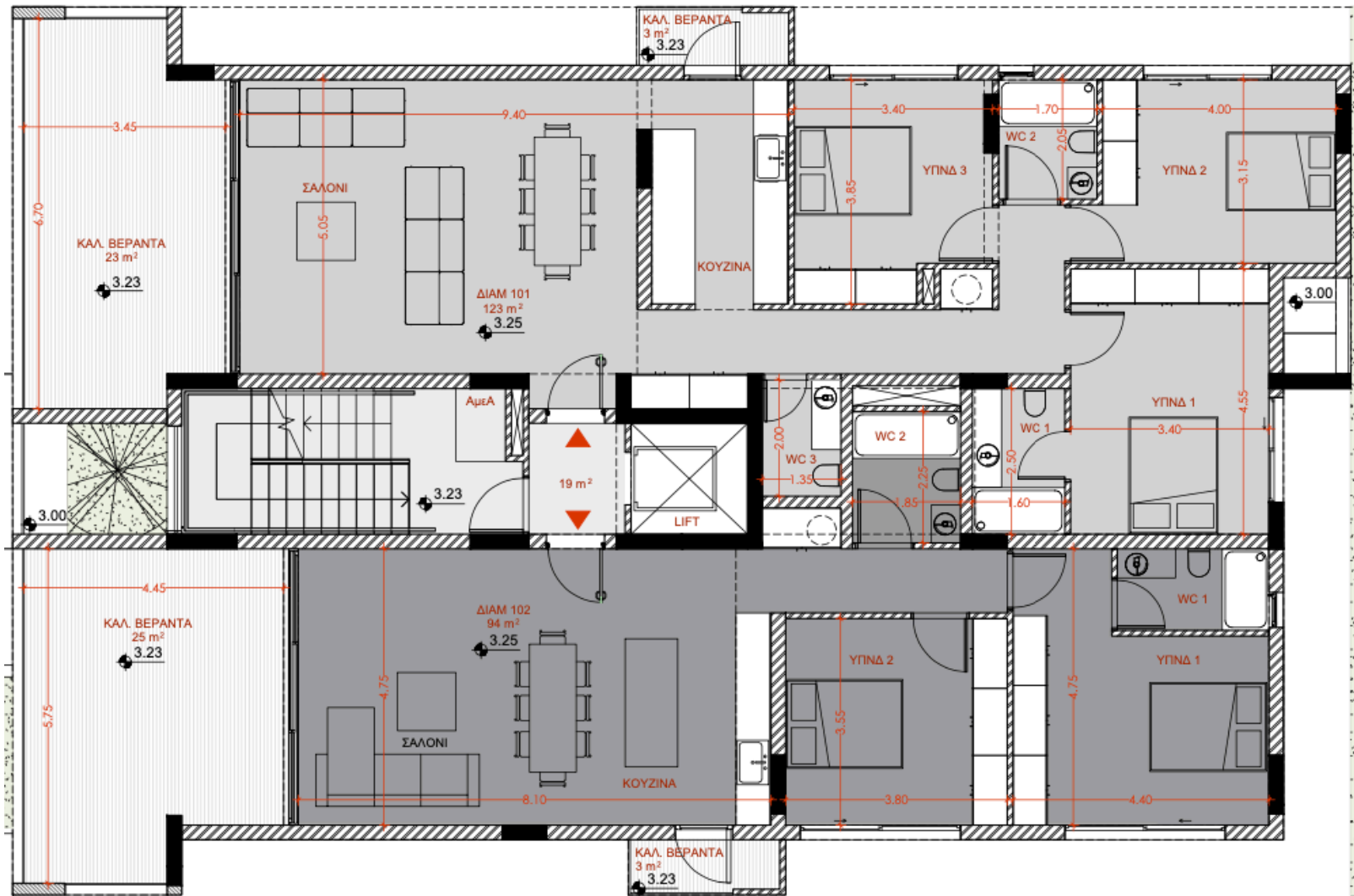
Secure, Controlled Private Entry for Residents

Dedicated Covered Parking & Private Storage for Every Apartment



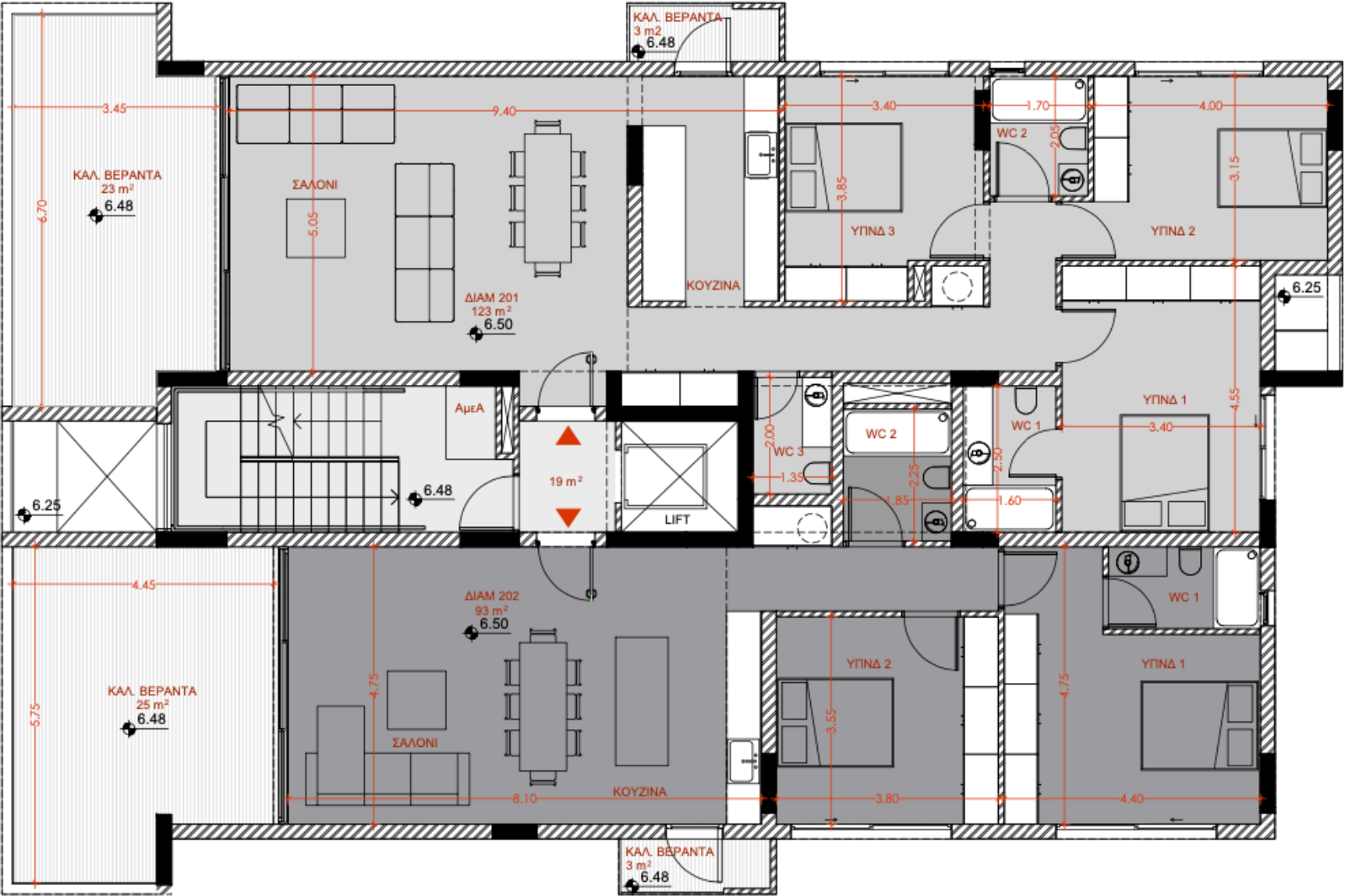


1st FLOOR



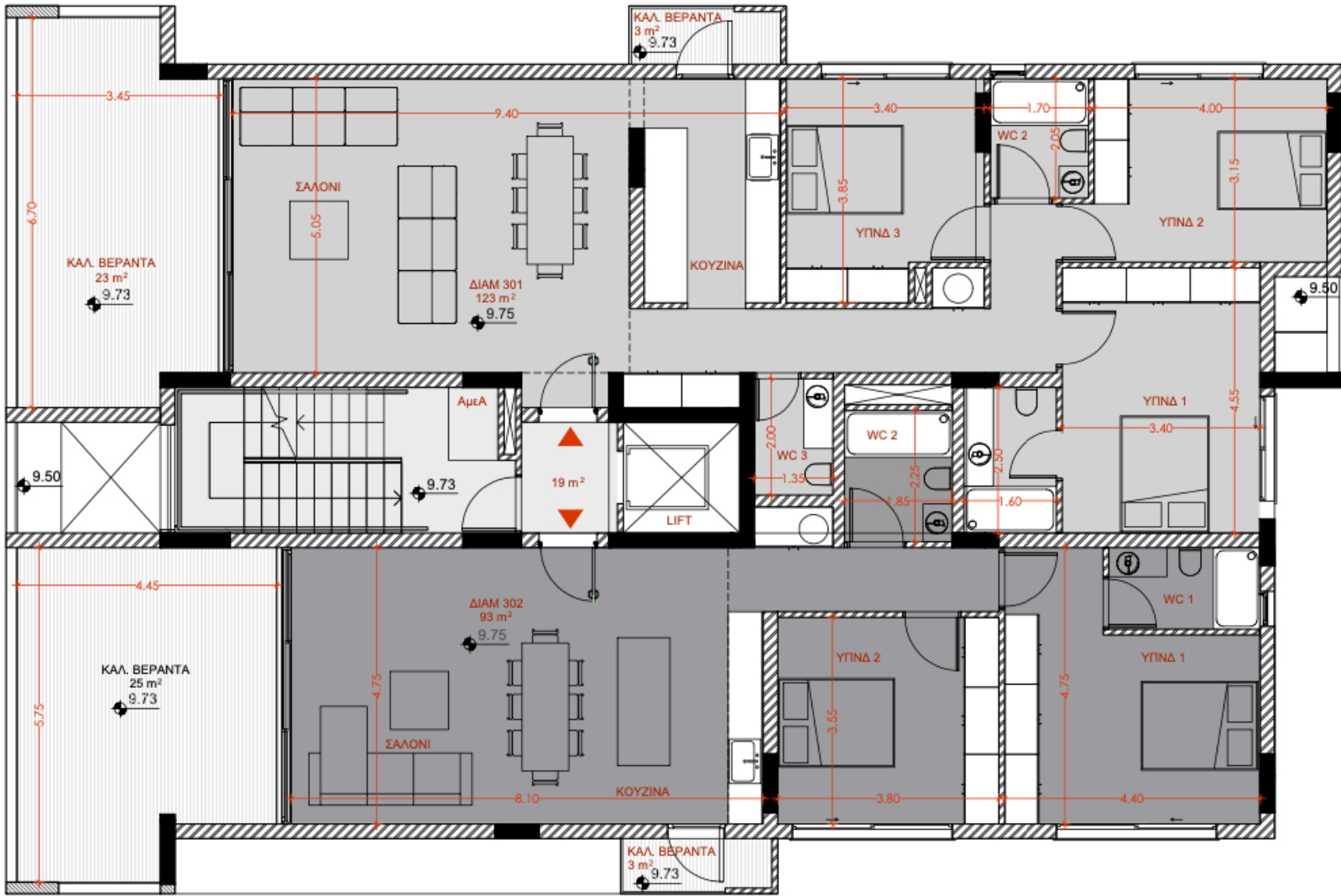
Flat Number	Internal Area	Covered Veranda
101 (3 Bed)	123 m2	23 + 3 m2
102 (2 Bed)	93 m2	25 + 3 m2

2nd FLOOR



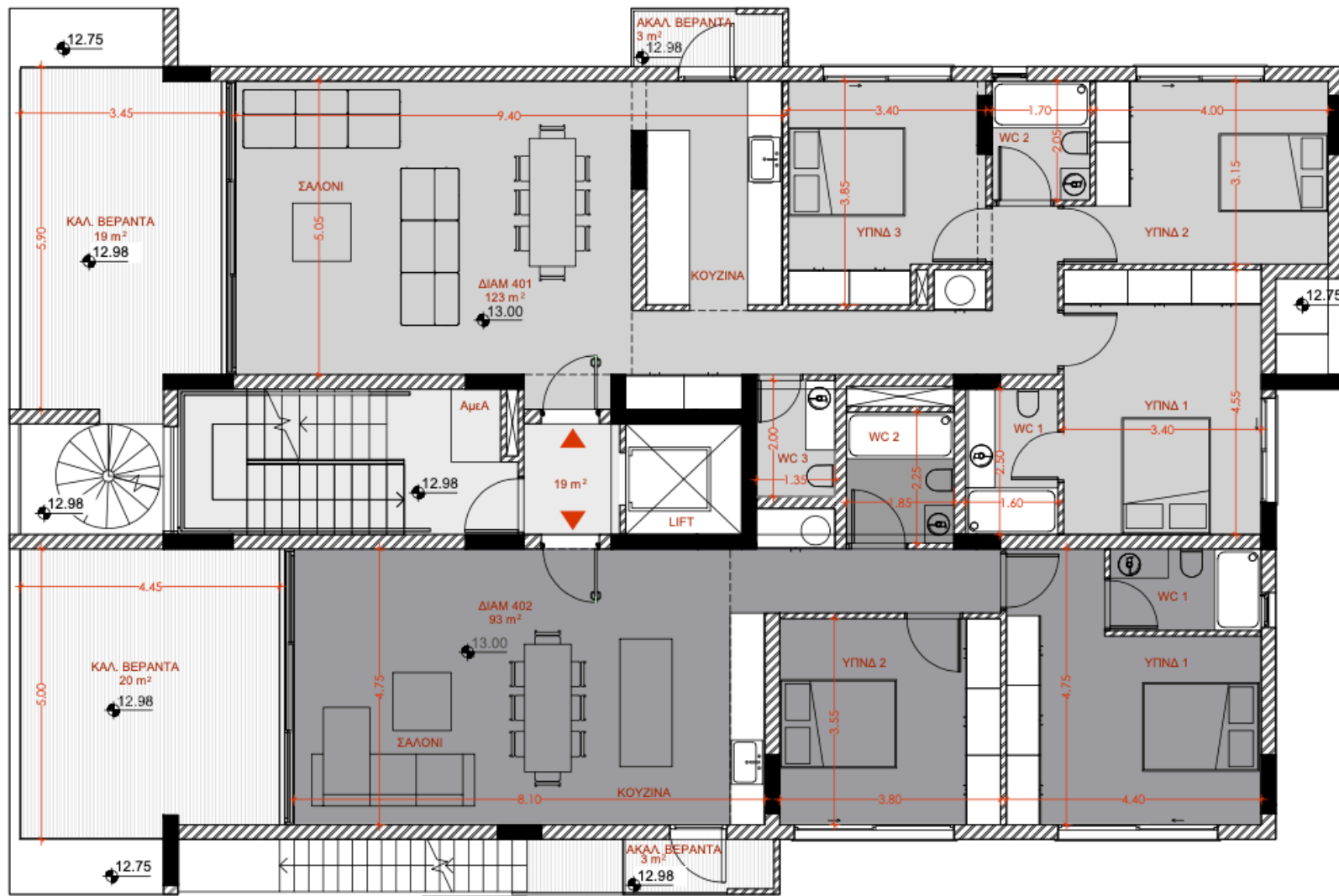
Flat Number	Internal Area	Covered Veranda
201 (3 Bed)	123 m2	23 + 3 m2
202 (2 Bed)	93 m2	25 + 3 m2

3rd FLOOR



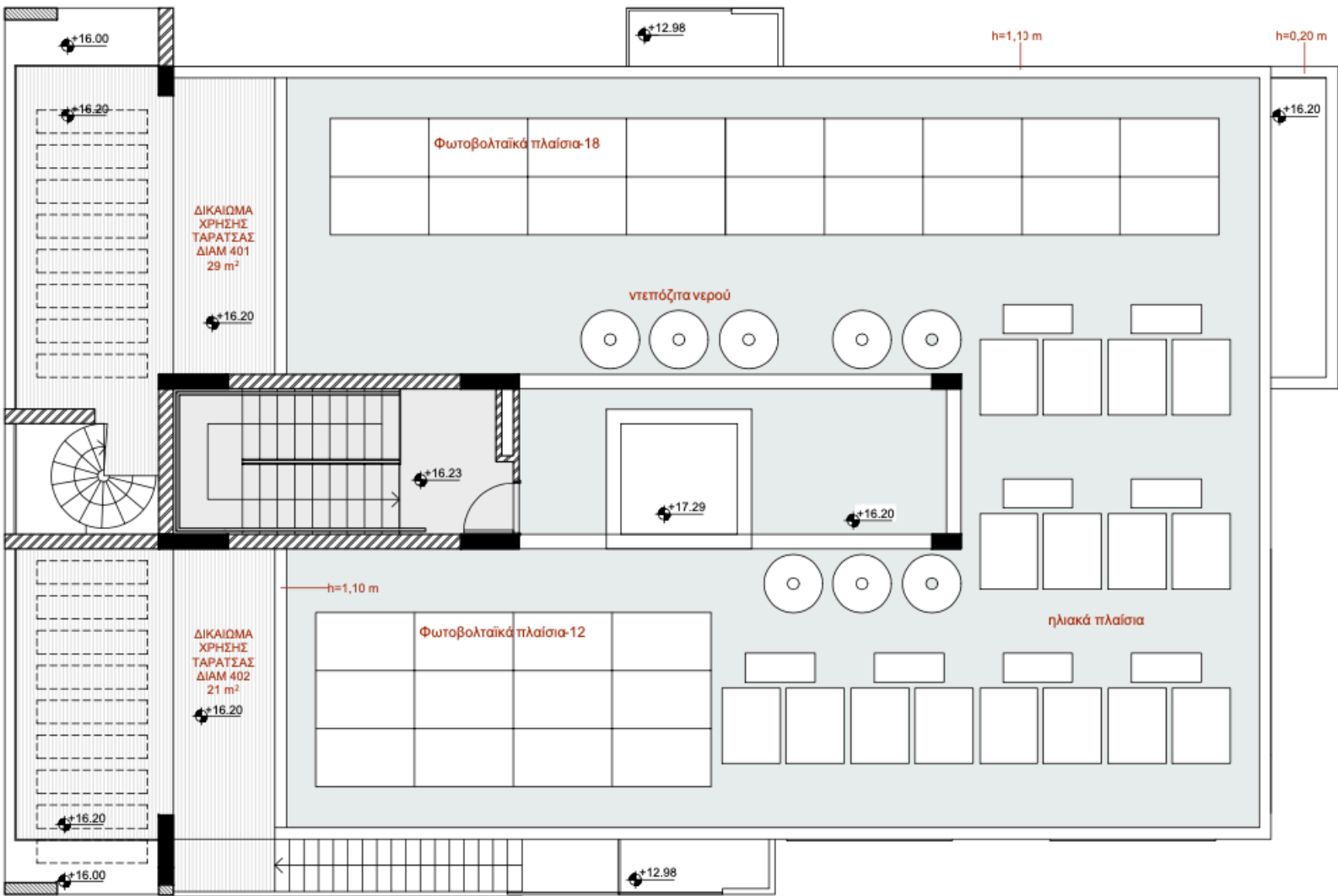
Flat Number	Internal Area	Covered Veranda
301 (3 Bed)	123 m2	23 + 3 m2
302 (2 Bed)	93 m2	25 + 3 m2

4th FLOOR



Flat Number	Internal Area	Covered Veranda
401 (3 Bed)	123 m2	19 + 3 m2
402 (2 Bed)	93 m2	20 + 3 m2

5th Floor - Roof Terrace



Flat Number	Roof Terrace Area
401 (3 Bed)	29 m2
402 (2 Bed)	21 m2

Flat No.	Covered Parking Place	Storage (m2)
101	1	7 m2
102	1	4 m2
201	1	7 m2
202	1	4 m2
301	2	7 m2
302	1	4 m2
401	2	7 m2
402	1	4 m2

2 Bed Flat







3 Bed
Flat









Technical Specifications

Structure and Walls

Reinforced Concrete structure according to the design of the Civil Engineer and the recent anti-seismic regulations.

External walls with high quality bricks covered by 8cm thick polystyrene thermal insulation which will cover the entire outer surface of the building including the areas of the beams and columns.

Internal Walls with 10cm thick bricks, three coats of plaster and three coats of emulsion paint.

Ceiling

Fare faced concrete with spatula finish and gypsum board where needed. Three coats of emulsion paint.

Hydraulic Installations

Pipe in Pipe hydraulic installation throughout. Each flat will have an independent water heater with solar panels and pressurized water system.

Aluminium Window and Door openings

Thermal aluminium sections on Doors and windows with double-glazing for better heat and sound insulation.

Air conditioning

Provision for the installation of A/C units in the Living/Dinning/Kitchen and all bedrooms.

Heating

Under floor Heating in the entire flat with independent Heat Pump

Kitchen

Quality Kitchens imported from Italy to be placed in all flats. Granite or Ceramic Countertops and wall covering between the cabinets

Wardrobes

Quality wardrobes imported from Italy to be placed in all flats with melamine finish.

Doors

Security Entrance Doors with 30 minute fire rating in a variety of finishes

Internal Doors in Laminate in a variety of finishes

Electrical and telephone installation

Complete electrical installation according to the latest regulations of the Electricity Authority of Cyprus. Installation of Central terrestrial antenna in the living room and all bedrooms. Adequate number of light points and power points in every room. Telephone installation with structured cabling in Living room and bedrooms

Floor and Wall Material

High Quality Ceramic tiles of European origin placed throughout the apartments in the living rooms, kitchen, bathrooms, and external areas

Laminate Wood floor of European origin placed in the Bedrooms

Sanitary Fittings and Accessories

Quality Sanitary fittings and accessories

Photovoltaic System

Solar Panels will be placed on the roof of the building providing Electricity to all all flats of the project with Net Metering or Net Billing.

Elevator

Luxurious High-Speed Elevator with 8-person cabin.

Entrance

Videophone for secure access to the building. Touch screen in each flat allowing access to guests.

Parking and Storage

Parking and Storage Room for each apartment located on the ground floor



Floor	Flat Number	Bedrooms	Internal Area per Flat (m2)	Covered Veranda (m2)	Common Areas (m2)	Storage (m2)	Number of Parking Space	Total Area (m2)	Price and Availability
1	101	3	123	23 + 3	16	7	1	172	Please contact us
1	102	2	93	25 + 3	12	4	1	137	SOLD
2	201	3	123	23 + 3	16	7	1	172	Please contact us
2	202	2	93	25 + 3	12	4	1	137	Please contact us
3	301	3	123	23 + 3	16	7	2	172	SOLD
3	302	2	93	25 + 3	12	4	1	137	Please contact us
4	401	3	123	19 + 3 + 29 on Roof	16	7	2	197	Please contact us
4	402	2	93	20 + 3 + 21 on Roof	12	4	1	153	Please contact us

Location

PARK MANSIONS



Historic
City Center

PARK MANSIONS is located in a very quiet street in the Lycavitos area in the municipality of Nicosia very close to the Historic city center offering easy access to the city center, the major roadways and the exit from Nicosia.

The development is conveniently located close to many amenities with easy access on foot or by car.

It is also very close to Akademias park on one side and the historic city center on the other direction.

Landmark Hotel –
Marriot

