



UNIQUE

ONIRO RESIDENCE | 3 ORFEOS STREET, NICOSIA 1070, CYPRUS

**Architectural Design by
MARATHEFTI ARCHITECTS
STUDIO LLC**

Situated in a tranquil residential neighborhood of Nicosia in Engomi with proximity to city amenities, the 2-storey building on pilotis consists of four 3-BD apartments, two apartment typologies on each floor.

The corner plot utilizes the North and West orientations and offers clear street views for both apartment typologies.

Inspired by modern urban living trends, the architectural design includes spacious living and dining areas and incorporates large aluminum double-glazed doors which result to a functional connection of indoors and outdoors.

The ground floor accommodates common and private facilities while the top floor offers roof garden for the two penthouses.

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UNIQUE building is located in the Parissinos area in Engomi, Nicosia, at the corner of Kyprou Chrysanthi and Christou Tsiarta roads.

Residents can easily access recreational facilities, parks, schools, supermarkets, bakeries, and cafes, making it a truly convenient and enjoyable place to live. With easy access to major highways, this area is a well-connected and desirable location for those seeking a lively urban lifestyle with all the necessary conveniences nearby.

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Each living space should be personalized and unique to the resident's taste and lifestyle.

Interior design assistance is available by ONIRO RESIDENCE team to provide these services for each apartment.

*ALL 3D INTERIOR IMAGES ARE FOR INDICATIVE PURPOSES ONLY AND THE FINAL PROJECT MAY VARY SLIGHTLY FROM THE DISPLAYED IMAGES. FURNITURE AND INTERIOR ITEMS ARE EXTRA.

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| seamless indoor-outdoor living space |



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| features

- A' Grade Thermal Rating**
- _ thermal facade system
 - _ roof thermal insulation
 - _ thermal aluminium window frames with double glazing

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LEVEL 0 - GROUND FLOOR

| features

- _ covered parking for each apartment
- _ two extra parkings available
- _ storage space for each apartment
- _ electric car chargers (provision)
- _ electric entrance/exit parking gates installation



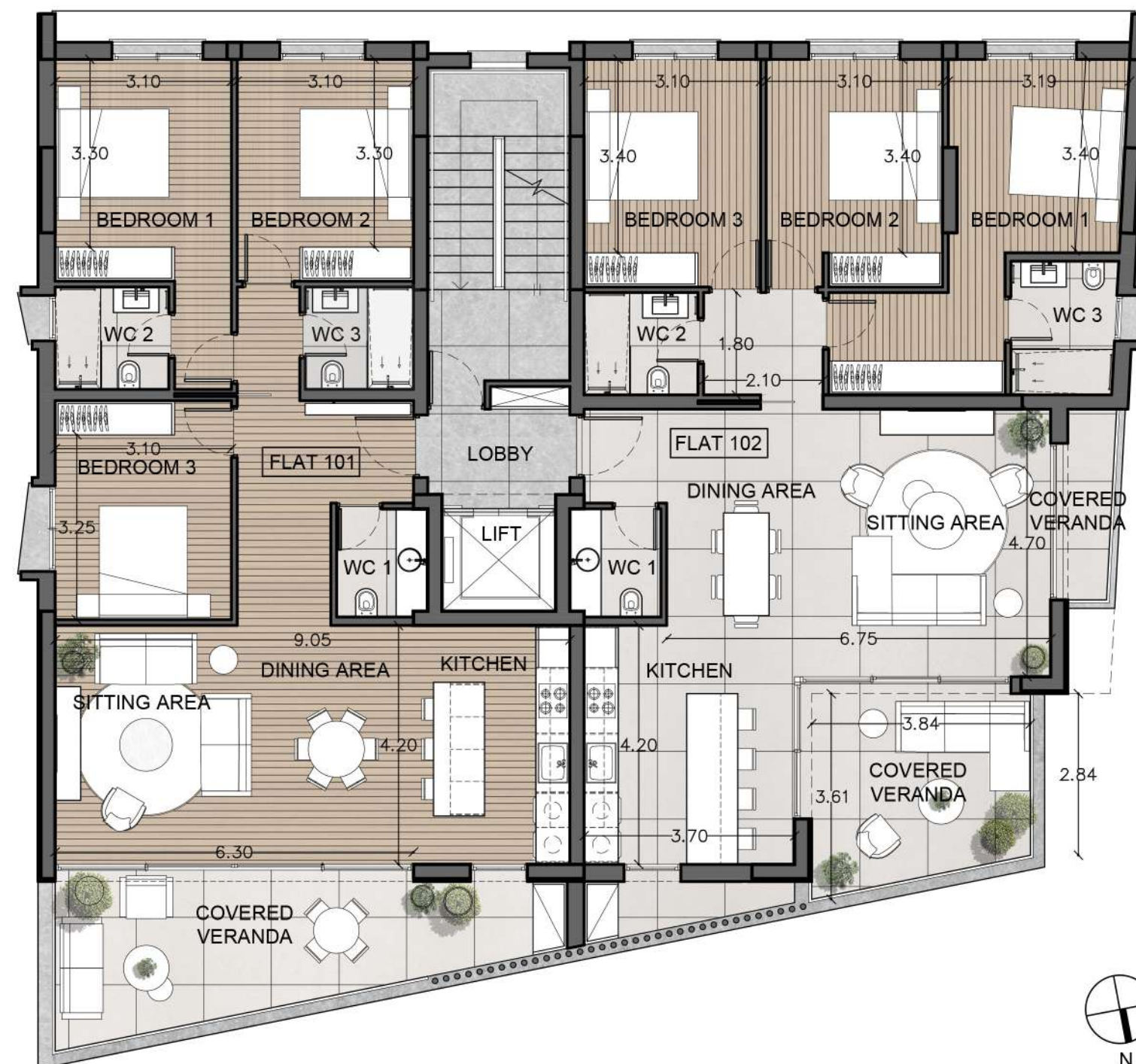
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LEVEL 1

UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PARKING SPACES	INDOOR AREA M ²	COVERED VERANDA M ²	ROOF TERRACE M ²	STORAGE M ²
101	APARTMENT	3	3	1	114.02	22.25	-	2.97
102	APARTMENT	3	3	1	122.07	21.40	-	2.86

features

- _ covered parking for each apartment
- _ secured & fireproof entrance doors
- _ videophone access control / intercom system
- _ air-conditioning installation in bedrooms and living area
- _ underfloor heating with heat-pump technology (optional)
- _ photovoltaic system for each apartment (optional)
- _ thermal aluminium window frames with double glazing
- _ open-plan high quality kitchens
- _ spacious covered verandas
- _ security system (optional)
- _ electrically operated external blinds (provision)
- _ sanitary ware of European standard
- _ veranda water tap



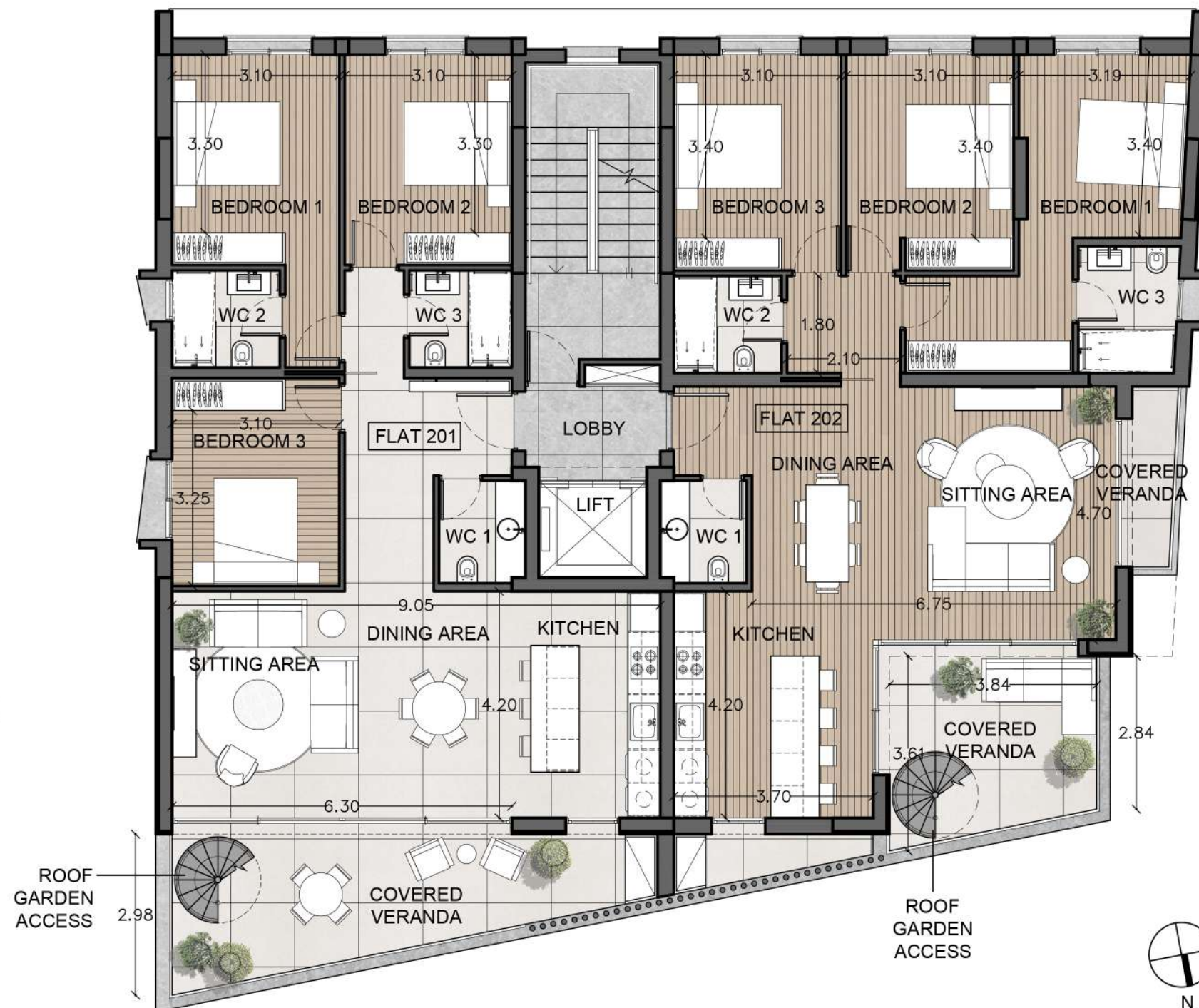
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LEVEL 2

UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PARKING SPACES	INDOOR AREA M ²	COVERED VERANDA M ²	ROOF TERRACE M ²	STORAGE M ²
201	APARTMENT	3	3	1	114.02	22.25	55.55	2.86
202	APARTMENT	3	3	1	122.07	21.40	50.78	2.97

features

- _ covered parking for each apartment
- _ secured & fireproof entrance doors
- _ videophone access control / intercom system
- _ air-conditioning installation in bedrooms and living area
- _ underfloor heating with heat-pump technology (optional)
- _ photovoltaic system for each apartment (optional)
- _ thermal aluminium window frames with double glazing
- _ open-plan high quality kitchens
- _ spacious covered verandas
- _ security system (optional)
- _ electrically operated external blinds (provision)
- _ sanitary ware of European standard
- _ veranda water tap



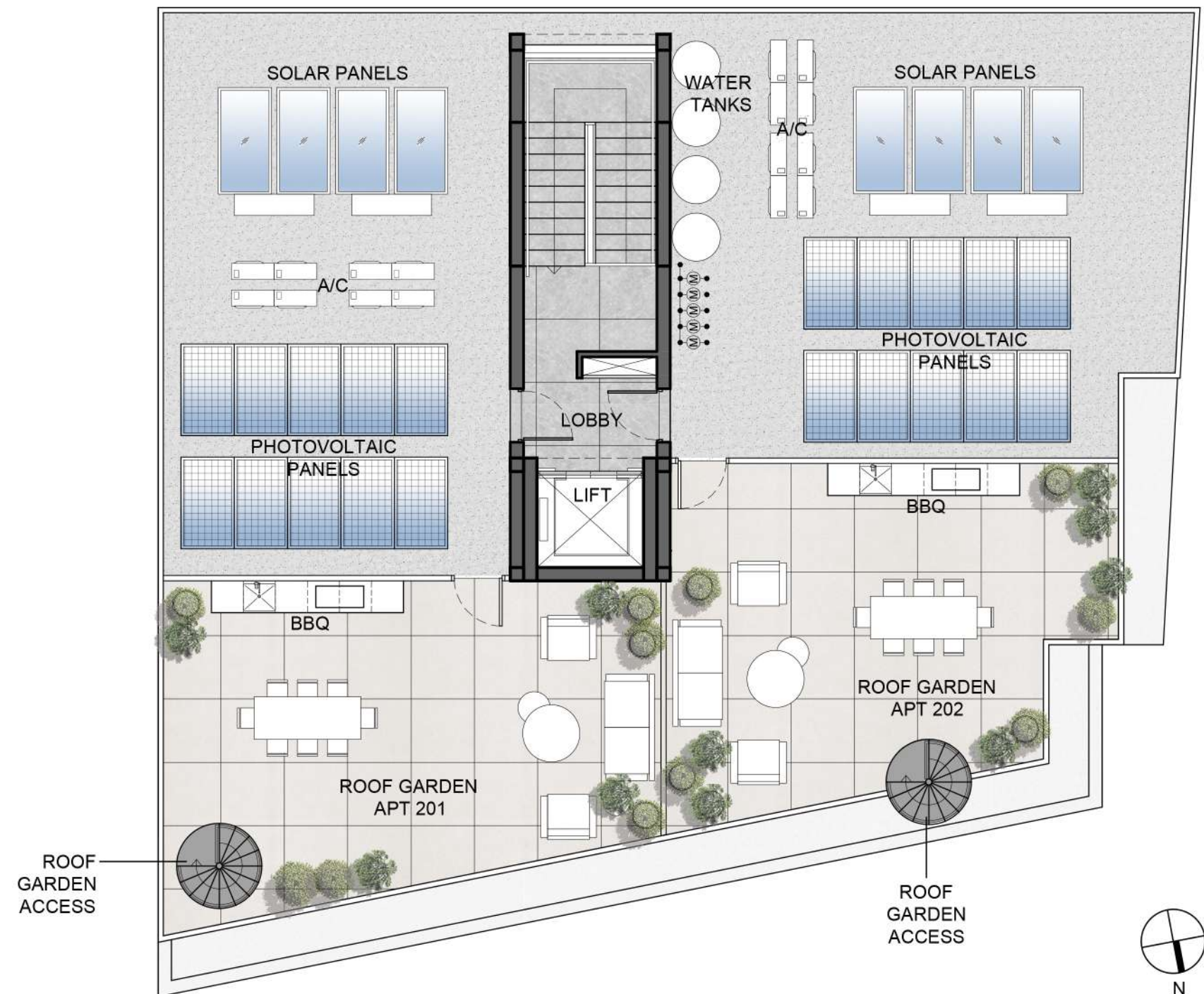
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LEVEL 3 - ROOF



| features

- _ photovoltaic panels installation for the common areas
- _ spacious roof verandas for penthouses
- _ barbeque counter on roof verandas (optional)



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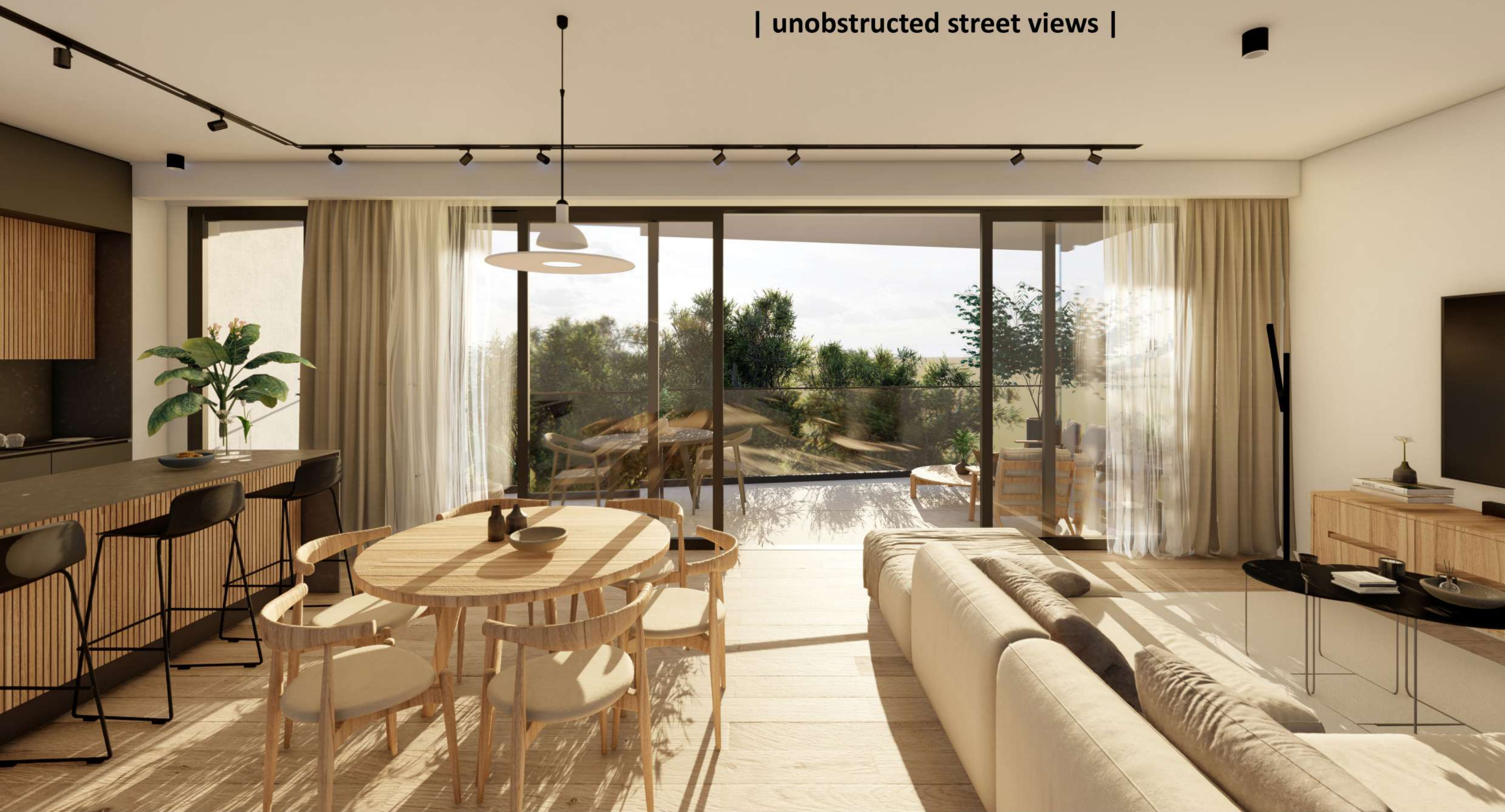


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| seamless indoor-outdoor living space |

| unobstructed street views |



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