



Where **new beginnings** find a **Nest**



A New Chapter in Platy, Nicosia

We found inspiration for the name of this project in the celestial word "nova," meaning new, and "nest," a place of warmth and belonging.

Novanest is more than just a building, it's about creating homes that balance modern design with everyday comfort. At Citybrick, we don't just build houses, we create homes, **spaces where life unfolds effortlessly.**

Located in Platy, Nicosia, Novanest Residences is an exclusive 3-floor apartment building designed for those who appreciate both innovation and warmth. With just seven thoughtfully designed 1, 2, and 3 bedroom apartments, each home is a perfect blend of style and functionality.

Here, families and individuals can thrive, blending modern elegance with the essence of home. Whether you're starting fresh or looking for a space that truly reflects your lifestyle, Novanest offers a home that feels just right.





The Convenience of an Apartment with the **Privacy of a Home**

Novanest Residences offers the perfect balance between exclusive privacy and modern convenience. Designed as a boutique living experience, this 3-floor building features only 7 thoughtfully planned apartments, ensuring a peaceful and intimate environment.

Each floor is carefully arranged to provide both space and functionality:

1st Floor – 3 apartments: 2 x 1-bedroom and 1 x 2-bedroom

2nd Floor – 2 spacious apartments: 1 x 2-bedroom and 1 x 3-bedroom

3rd Floor – 2 premium apartments: 1 x 2-bedroom and 1 x 3-bedroom

With limited residences, **Novanest offers a private, low-density living experience**, making it an ideal choice for those who value both comfort and exclusivity. Enjoy a lifestyle that combines the personal touch of a private home with the practicality and benefits of apartment living.



Prime location at Platy Aglantzias

Live Where Everything Comes
Together

At Novanest Residences, location is everything. Situated in the heart of Platy Aglantzias, one of Nicosia's most sought after neighbourhoods, you'll enjoy the perfect mix of peaceful living and city convenience.

Why Platy Aglantzias?

- **A Desirable Location** – A vibrant, family-friendly area that offers a sense of community and a peaceful atmosphere.
- **City at Your Doorstep** – Just minutes from the bustling city centre, giving you easy access to business hubs, shopping, and entertainment.
- **Green Surroundings** – Enjoy the benefits of nature with nearby parks, walking trails, and green spaces.
- **Convenient Connectivity** – With easy access to the highway, getting around Nicosia and beyond is quick and hassle-free.
- **Everything You Need Nearby** – From supermarkets and restaurants to schools and healthcare, everything is within reach.

Novanest Residences offers the perfect home in a prime location where you can live in comfort and enjoy the best of both worlds—peaceful living with easy access to everything you need.



Designed for Living, Built to Last

Luxury Finishes & High-Quality Materials

- Elegant premium tile flooring for a sophisticated touch.
- Doors equipped with top-quality locks, handles, and hinges for security and style.
- Central pressure system for efficient hot and cold water distribution.
- Pipe-in-pipe intubation for a reliable and long-lasting plumbing system.
- Solar water heating system for energy efficiency.
- 10-year waterproofing warranty, ensuring durability and peace of mind.



Underfloor Heating for Year-Round Comfort (Optional)

- Complete underfloor heating installation, powered by a heat pump
- Water circulation circuits throughout the apartment



Sustainable Living with Photovoltaic Technology

Photovoltaic system for energy savings and sustainability (available for 2- and 3-bedroom units).



Energy Performance & Efficiency

Certified Category A Energy Performance, meeting all local energy regulations.



Security & Peace of Mind

- Controlled, gated development for enhanced privacy.
- Main entrance with passcode access.
- Video door system with memory for added security.
- Reinforced security entrance doors with anti-theft locks.



Bedrooms & Bathrooms Designed for Comfort

- Spacious, high-quality wardrobes with ample storage.
- En-suite bathrooms for added privacy.
- Premium tiles and top-quality sanitary fixtures.
- Elegant vanity units, combining function and aesthetics.



Stylish & Functional Kitchens

- Individually designed, high-quality kitchens, tailored for modern living.
- Laminated timber cabinetry for durability and a sleek look.
- Techno-granite countertops, combining elegance with easy maintenance.



Bright, Comfortable & Thoughtfully Designed Spaces

- Premium double-glazed windows for energy efficiency and noise reduction.
- Laminated glass railings on verandas for a modern aesthetic.
- Complete thermal insulation for year-round comfort.
- Two bathrooms per apartment, providing added privacy and convenience.
- Fully installed video door entry system with an electric lock for extra security.
- Private gated building with restricted access.
- Additional storage space for each apartment.
- Private parking for every resident.

Technical Specifications



**3 Floor Luxurious
Residential
Development**



**7 Apartments in the
Building**



**Excellent Location
Platy, Aglantzias**



**1, 2, 3 Bedroom
Apartments**



1, 2, 3 Bathrooms



**Internal Areas
54 – 110 sqm**



**Verandas
9.00 – 25 sqm**



**Photovoltaics
System Per
Apartment**
(available for
2 & 3-bedroom units)



**1 x Covered
Parking Space Per
Apartment**



**1 x Storage Unit
Per Apartment**



**High Specs – Gated,
Kitchens, Solar Panels,
Video Door Entry
System and more**



Elevator



**Stylish &
Functional
Kitchens**



Underfloor Heating
(Optional)



Inventory

APT NO	FLOOR	BDR	BATH	INTERNAL AREA (m ²)	COVERED VERANDAS (m ²)	UNCOVERED VERANDAS (m ²)	TOTAL UNIT AREA (m ²)	STORAGE	PARKING
101	1	2	2	83.00	14.00	5.50	102.50	1	1
102	1	1	1	54.00	12.50		66.50	1	1
103	1	1	1	56.00	4.50	4.50	65.00	1	1
201	2	2	2	83.00	24.00		107.00	1	1
202	2	3	3	110.00	25.00		135.00	1	1
301	3	2	2	83.00	16.00	7.50	106.50	1	1
302	3	3	3	110.00	25.00		135.00	1	1







1 bedroom apartment



2 bedroom apartment



3 bedroom apartment



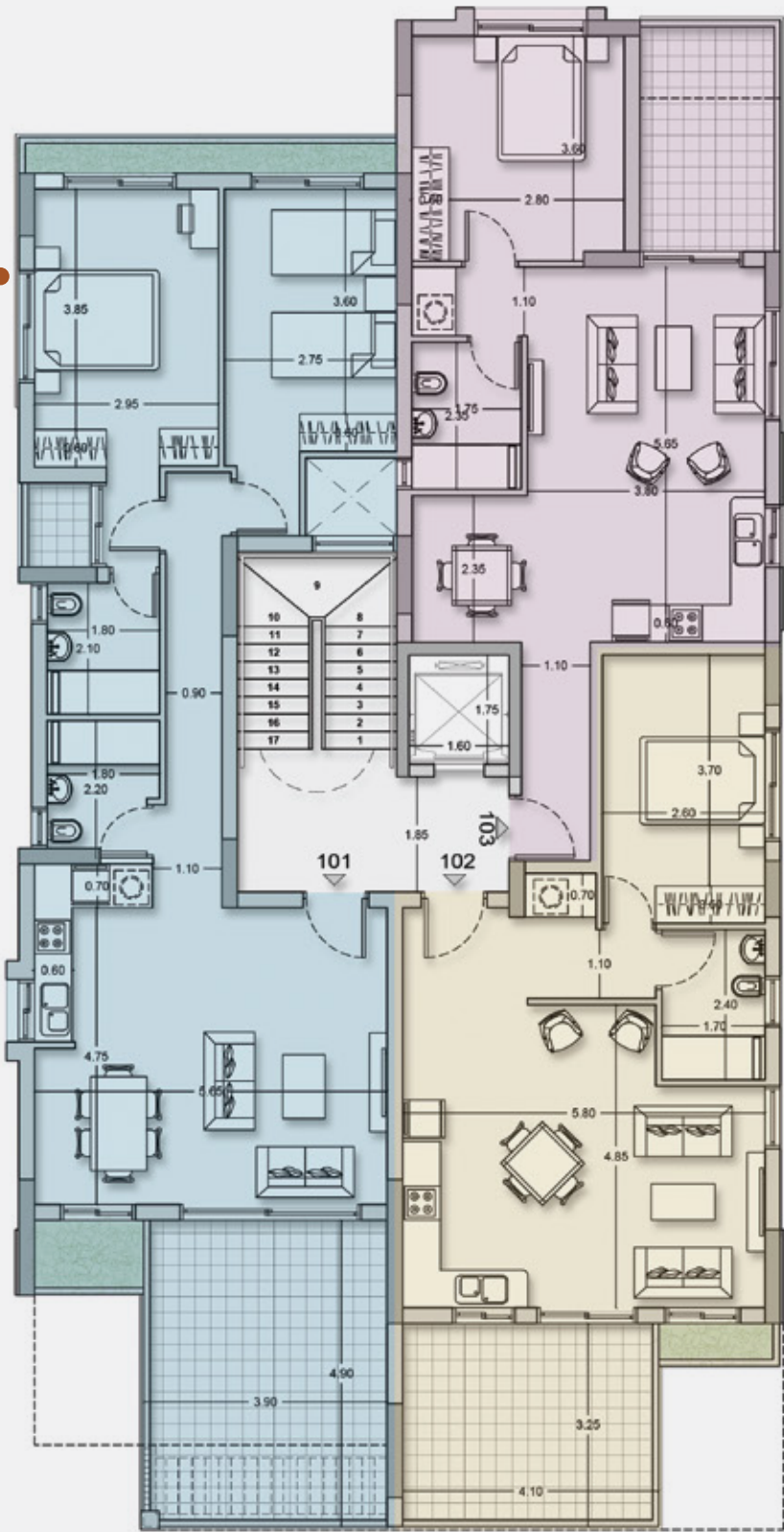
FLOOR PLANS
GROUND FLOOR



FLOOR PLANS

1ST FLOOR

APT NO	101
Bedrooms	2
Bathrooms	2
Internal Area	83 m ²
Covered Verandas	14 m ²
Uncovered Verandas	5.50 m ²
Total Unit Area	102.50 m ²
Covered Parking Space	1
Storage	1

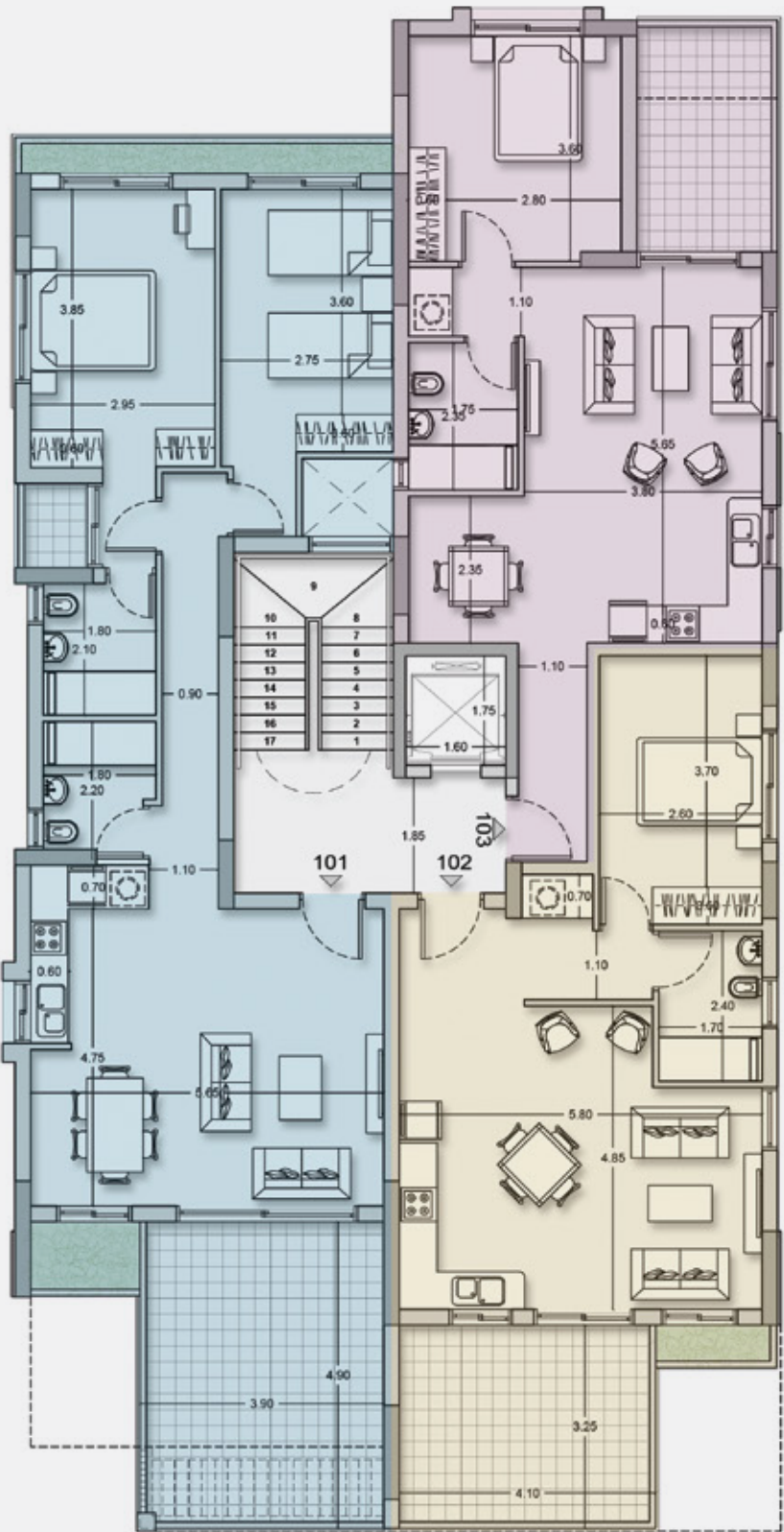


APT NO	102
Bedrooms	1
Bathrooms	1
Internal Area	54 m ²
Covered Verandas	12.50 m ²
Uncovered Verandas	-
Total Unit Area	66.50 m ²
Covered Parking Space	1
Storage	1



FLOOR PLANS

1ST FLOOR



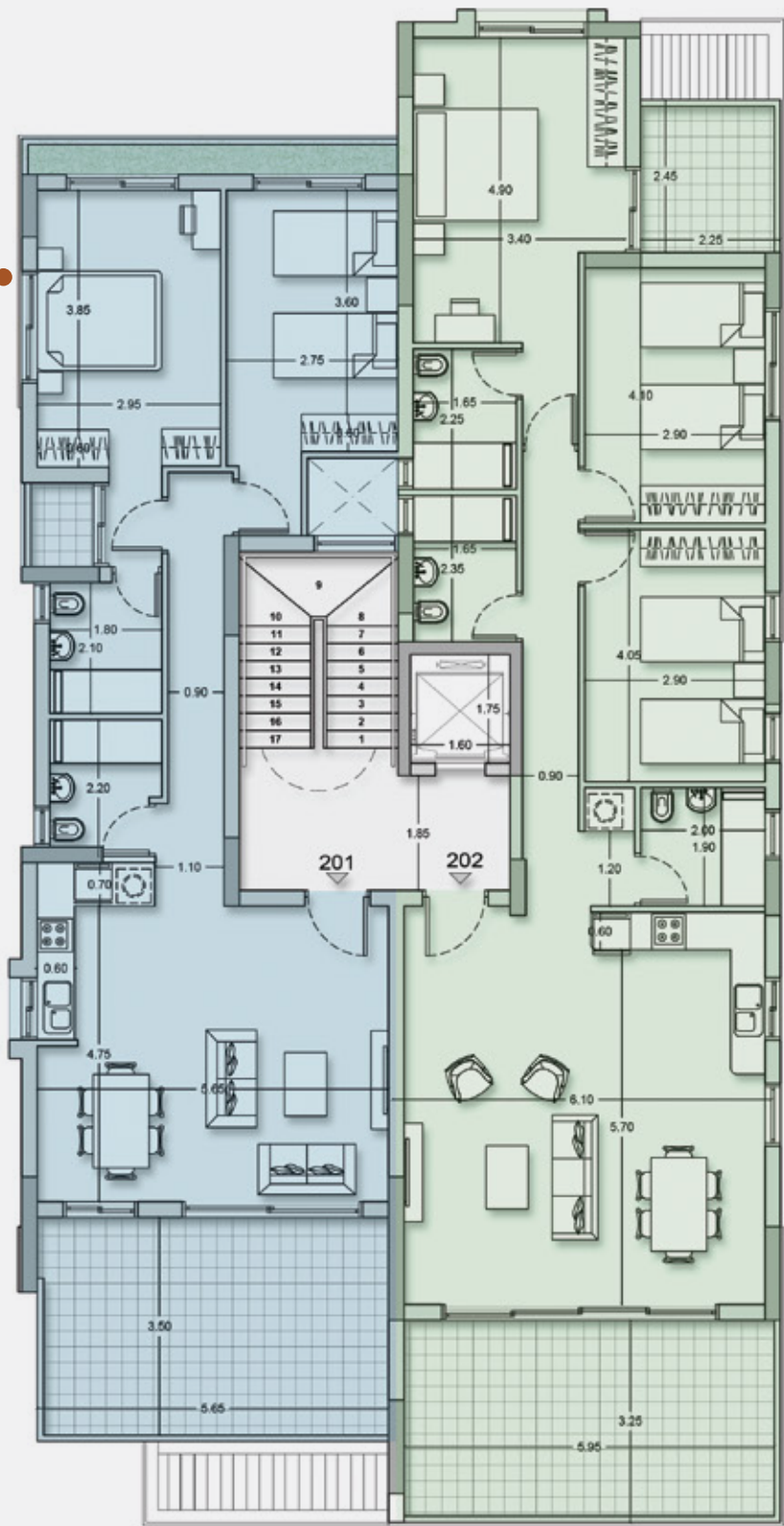
APT NO	103
Bedrooms	1
Bathrooms	1
Internal Area	56 m ²
Covered Verandas	4.50 m ²
Uncovered Verandas	4.50 m ²
Total Unit Area	65 m ²
Covered Parking Space	1
Storage	1



FLOOR PLANS

2nd FLOOR

APT NO	201
Bedrooms	2
Bathrooms	2
Internal Area	83 m ²
Covered Verandas	24 m ²
Uncovered Verandas	-
Total Unit Area	107 m ²
Covered Parking Space	1
Storage	1



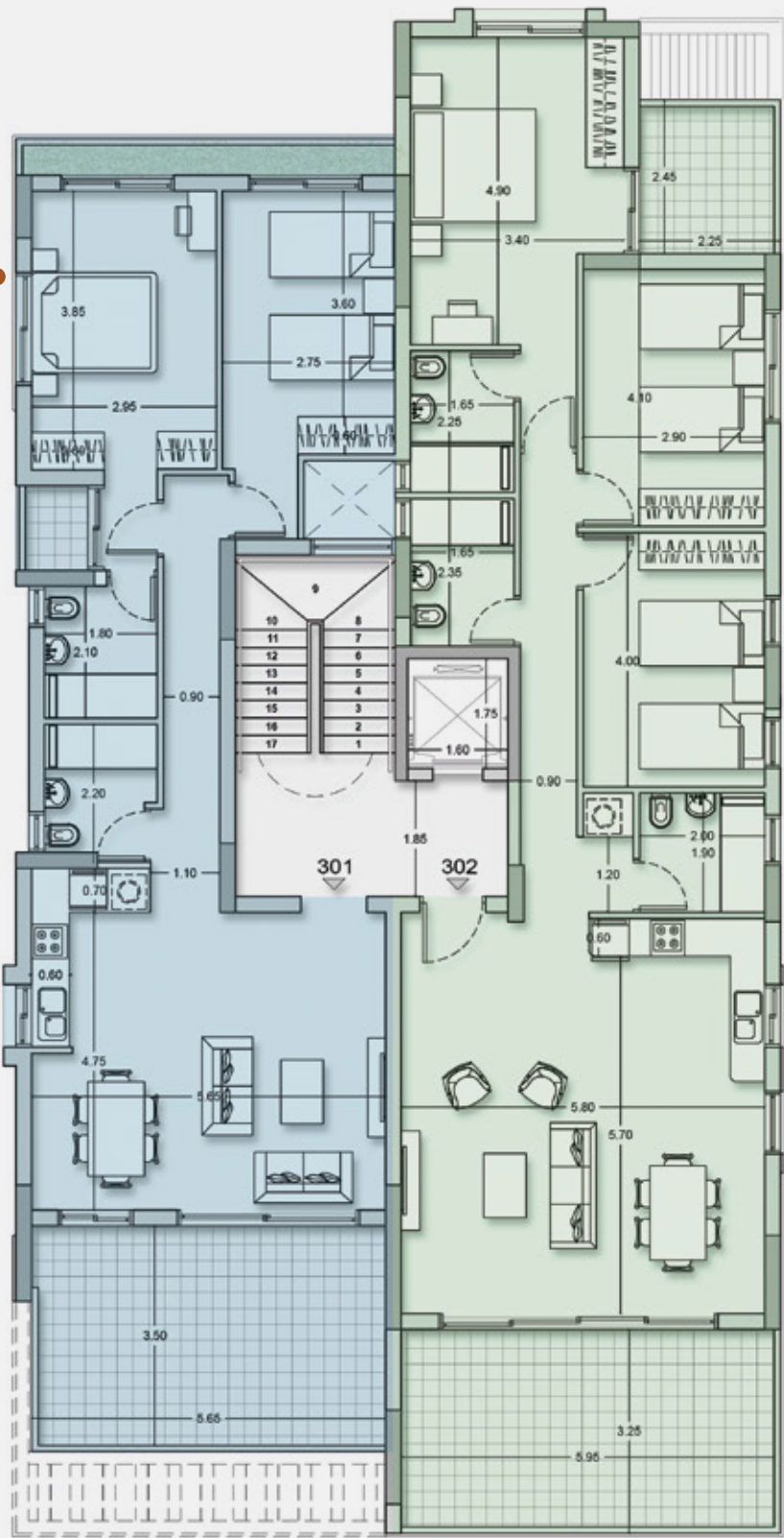
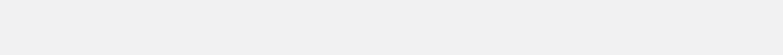
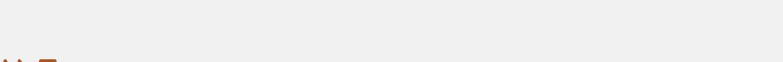
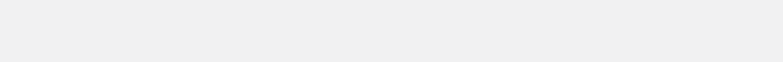
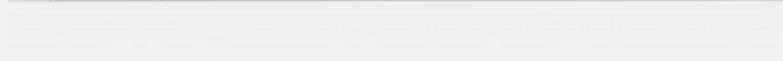
APT NO	202
Bedrooms	3
Bathrooms	3
Internal Area	110 m ²
Covered Verandas	25 m ²
Uncovered Verandas	-
Total Unit Area	135 m ²
Covered Parking Space	1
Storage	1



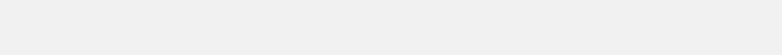
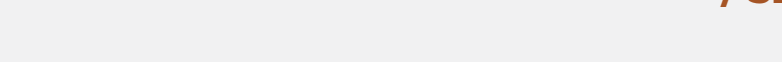
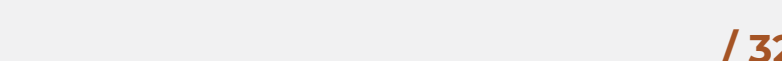
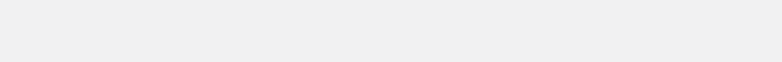
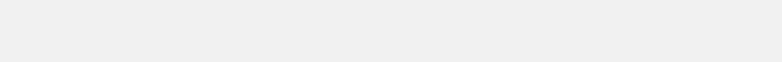
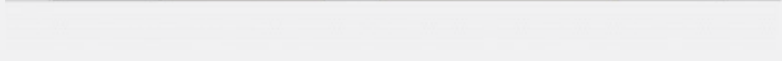
FLOOR PLANS

3rd FLOOR

APT NO	301
Bedrooms	2
Bathrooms	2
Internal Area	83 m ²
Covered Verandas	16 m ²
Uncovered Verandas	7.50 m ²
Total Unit Area	106.50 m ²
Covered Parking Space	1
Storage	1



APT NO	302
Bedrooms	3
Bathrooms	3
Internal Area	110 m ²
Covered Verandas	25 m ²
Uncovered Verandas	-
Total Unit Area	135 m ²
Covered Parking Space	1
Storage	1



Your Future Begins with Us

At Citybrick, we believe in more than just building houses, we create homes that are thoughtfully designed, future-ready, and built to the highest standards. Here's why choosing us means choosing excellence:

1. Expertise You Can Trust

With years of experience in real estate, we bring a deep understanding of what makes a home truly special.

2. Smart, Innovative Design

Our projects are crafted with a balance of creativity, functionality, and modern aesthetics—ensuring homes that are both stylish and practical.

3. Uncompromising Quality

From the materials we select to the craftsmanship in every detail, quality is at the core of everything we do.

4. Your Vision, Our Priority

We take a client-first approach, listening to your needs and exceeding expectations with homes designed for the way you live.

5. Sustainability Matters

We integrate eco-friendly features and energy-efficient solutions, creating homes that are better for you and the planet.

6. A Proven Track Record

With successful projects behind us, we have built a reputation or delivering on our promises.

7. Designed for the Future

Our forward-thinking approach ensures that every home is built with long-term value and evolving lifestyles in mind.

At Citybrick, we don't just build, we create spaces where life unfolds seamlessly. Your future starts here - with us.

NOVANEST RESIDENCE



We are specialists
in bringing projects and visions to life!

Building Your Future



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