



# ELEONON RESIDENCES

STROVOLOS - NICOSIA



NESTLED ON ONE OF THE MOST  
PRESTIGIOUS STREETS OF THE CAPITAL,  
JUST MOMENTS FROM THE RIVER.  
ELEONON RESIDENCES  
WELCOMES YOU HOME



# NICOSIA'S EXCITING NEW DEVELOPMENT

Nestled just moments from the tranquil Pediaios River and the scenic Linear Park, Eleonor Residences offers a prime location near the historic heart of Strovolos. This exclusive luxury apartment building is the only one of its kind along the entire stretch of Eleonor Street

Experience the perfect blend of connectivity and charm in this unique area. From the historic allure of Strovolos Old Town to the expansive beauty of the Eleonor Olive Groves, Linear Park, and the vibrant lights of Western Nicosia, this location offers the best of both worlds, a peaceful residential atmosphere with easy access to everything the city has to offer.





TOWARDS STATE FAIR &  
MAKARIO SPORTS FACILITIES

6 ELEONON  
STREET

STROVOLOS  
AVENUE

7 PERICLEUS  
AVENUE

ELEONON  
RESIDENCES

AYIA SOPHIA  
CHURCH

LINEAR  
PARK

PEDIAIOS  
RIVER

STROVOLOS  
OLD TOWN

STROVOLOS  
TOWN HALL

ENGLISH  
SCHOOL



# LOCAL HIGHLIGHTS

## RETAIL and GROCERIES

MAKEDONITISSIS HIGH STREET [2 MINS DRIVE, 13 MIN WALK](#)  
LIDL SUPERMARKET [3 MINS DRIVE, 14 MIN WALK](#)  
ALPHAMEGA [7 MINS DRIVE](#)  
MALL OF ENGOMI [11 MINS DRIVE](#)  
NICOSIA MALL [18 MINS DRIVE](#)

## HEALTHCARE

DIKTEON MEDICALCENTRE [3 MINS DRIVE](#)  
APOLLONION HOSPITAL [5 MINS DRIVE](#)  
ARETAEIO HOSPITAL [10 MINS DRIVE](#)

## SCHOOLS and UNIVERSITIES

ARCH. MAKARIOS III TECHNICAL SCHOOL [2 MINS DRIVE, 13 MIN WALK](#)  
AP. MARKOS LYCEUM [3 MINS DRIVE, 14 MINS WALK](#)  
AYIA MARINA PRIMARY SCHOOL [5 MINS DRIVE, 20 MINS WALK](#)  
ENGLISH SCHOOL [8 MINS DRIVE](#)  
EUROPEAN UNIVERSITY [5 MINS DRIVE](#)  
UNIVERSITY OF NICOSIA [11 MINS DRIVE](#)

## GREEN SPACES

LINEAR PARK [5 MINS WALK](#)  
PRESIDENTIAL PALACE PARK [8 MINS DRIVE](#)  
AGIOS DIMITRIOS PARK [8 MINS DRIVE](#)

## LIFESTYLE

goALL PADEL [3 MINS DRIVE, 14 MINS WALK](#)  
K-CINEPLEX [3 MINS DRIVE, 14 MINS WALK](#)  
MAKARIOS SPORTS CENTRE [7 MINS DRIVE](#)  
STATE FAIR [7 MINS DRIVE](#)

# ELEONON RESIDENCES WELCOMES YOU HOME

# WELCOME HOME

Eleonor Residences offers boutique living with lush greenery, bold architecture, and sunlit interiors. A rare opportunity to own a home that's both a retreat and a statement.

Step inside and you'll find craftsmanship and comfort in every room. From elegant bronze ironmongery and sleek fittings, the interiors are a seamless blend of warm natural finishes and modern design sensibilities. Each material has been thoughtfully selected to complement the building's architectural vision.





#### LIVING/ KITCHEN 2 BED

- 01 LARGE SLAB MARBLE EFFECT WORKTOPS
- 02 SLIMLINE ALUMINIUM BALCONY DOORS
- 03 NATURAL OAK EFFECT FLOORING

*\* Images are indicative to showcase look & feel of the finished product. Final material selection & configuration may vary slightly.*



### LIVING/ KITCHEN 3 BED

- 01 HIGH QUALITY MELAMINE CABINETS
- 02 WHITE EMULSION PAINTED WALLS
- 03 SEAMLESS ACCESS TO BALCONIES

*\* Images are indicative to showcase look & feel of the finished product. Final material selection & configuration may vary slightly.*



## BEDROOM 3 BED

- 01 FULL HEIGHT WALKING CLOSET
- 02 EN-SUITE SHOWER
- 03 USB CHARGING SOCKETS

*\* Images are indicative to showcase look & feel of the finished product. Final material selection & configuration may vary slightly.*

## GUEST TOILET 2 BED/ 3 BED

- 01 TEXTURED CERAMIC TILES
- 02 PREMIUM ITALIAN WALL & FLOOR TILES
- 03 HIGH QUALITY FURNITURE

*\* Images are indicative to showcase look & feel of the finished product. Final material selection & configuration may vary slightly.*



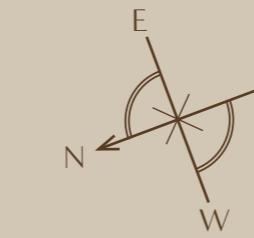


THE ARRIVAL

# GROUND LEVEL



ELEONON STREET



- 01 ENTRANCE
- 02 DEDICATED COVERED PARKING PER APARTMENT
- 03 DEDICATED STORAGE PER APARTMENT
- 04 AUTOMATIC GATES (ENTRANCE/ EXIT)
- 05 DEDICATED BIN STORE
- 06 SECONDARY ENTRANCE
- 07 RAMP FOR STEP FREE ACCESS TO THE LOBBY





FIRST FLOOR

APT. 101



01 . 101

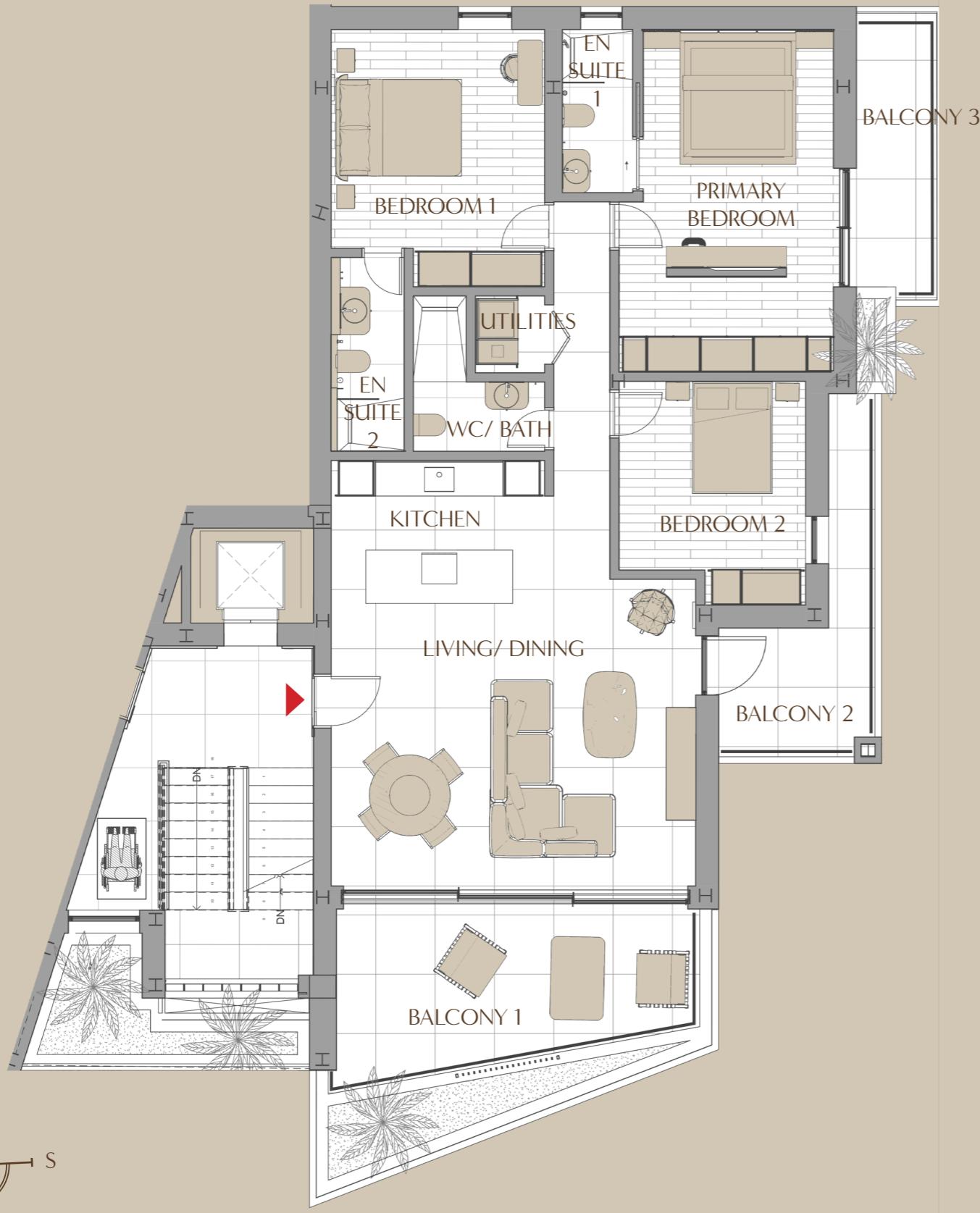
2 BED/ 2.5 BATH

<b>TOTAL AREA</b>	<b>117.91 sq. m</b>
Living/ Dining	5 x 6 m
Kitchen	2.7 x 3 m
Utilities	1.5 x 2.1 m
Guest Toilet	1.2 x 2.4 m
Primary Bedroom	3 x 3.5 m
En Suite	1.2 x 2.7 m
Bedroom 2	3 x 3 m
En Suite	1.2 x 2.7 m
<b>Internal Area</b>	<b>93.77 sq. m</b>
Balcony 1	3.3 x 6.2 m
Balcony 2	1.5 x 2.7 m
<b>External Area</b>	<b>24.14 sq. m</b>



FIRST FLOOR

APT. 102



01 . 102

3 BED/ 3 BATH



<b>TOTAL AREA</b>	<b>157.71 sq. m</b>
Living/ Dining	5.2 x 6.1 m
Kitchen	2.4 x 3.6 m
Utilities	1.2 x 1.3 m
Guest Bathroom	1.2 x 2.7 m
Primary Bedroom	5.2 x 3.6 m
En Suite	1.2 x 2.7 m
Bedroom 2	3.6 x 3.7 m
En Suite	1.2 x 3.3 m
Bedroom 3	3.1 x 3.2 m
<b>Internal Area</b>	<b>123.55 sq. m</b>
Balcony 1	2.3 x 6.1 m
Balcony 2	2.2 x 2.5 m
Balcony 3	1.5 x 4.6 m
<b>External Area</b>	<b>34.16 sq. m</b>





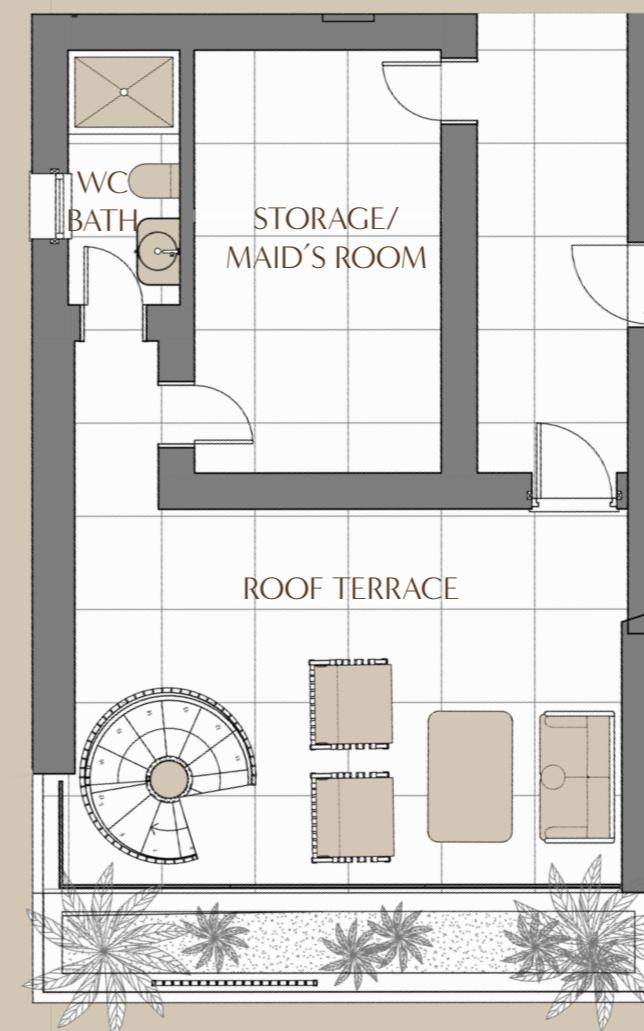
SECOND FLOOR/ THIRD FLOOR

## APT. 201



02 . 201

## 2 BED/ 3.5 BATH & ROOF TERRACE



<b>TOTAL AREA</b>	<b>161.17 sq. m</b>
Living/ Dining	5 x 6 m
Kitchen	2.7 x 3 m
Utilities	1.5 x 2.1 m
Guest Toilet	1.2 x 2.4 m
Primary Bedroom	3 x 3.5 m
En Suite	1.2 x 2.7 m
Bedroom 2	3 x 3 m
En Suite	1.2 x 2.7 m
Storage/ Maids Room	2.6 x 4.5 m
<b>Internal Area</b>	<b>107.73 sq. m</b>

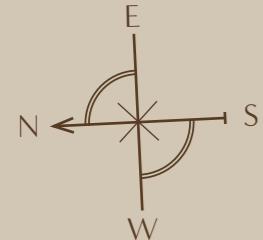
Balcony 1	2.3 x 6.1 m
Balcony 2	2.2 x 2.5 m
Balcony 3	1.5 x 4.6 m
Roof Terrace	5 x 7.5m
<b>External Area</b>	<b>53.44 sq. m</b>





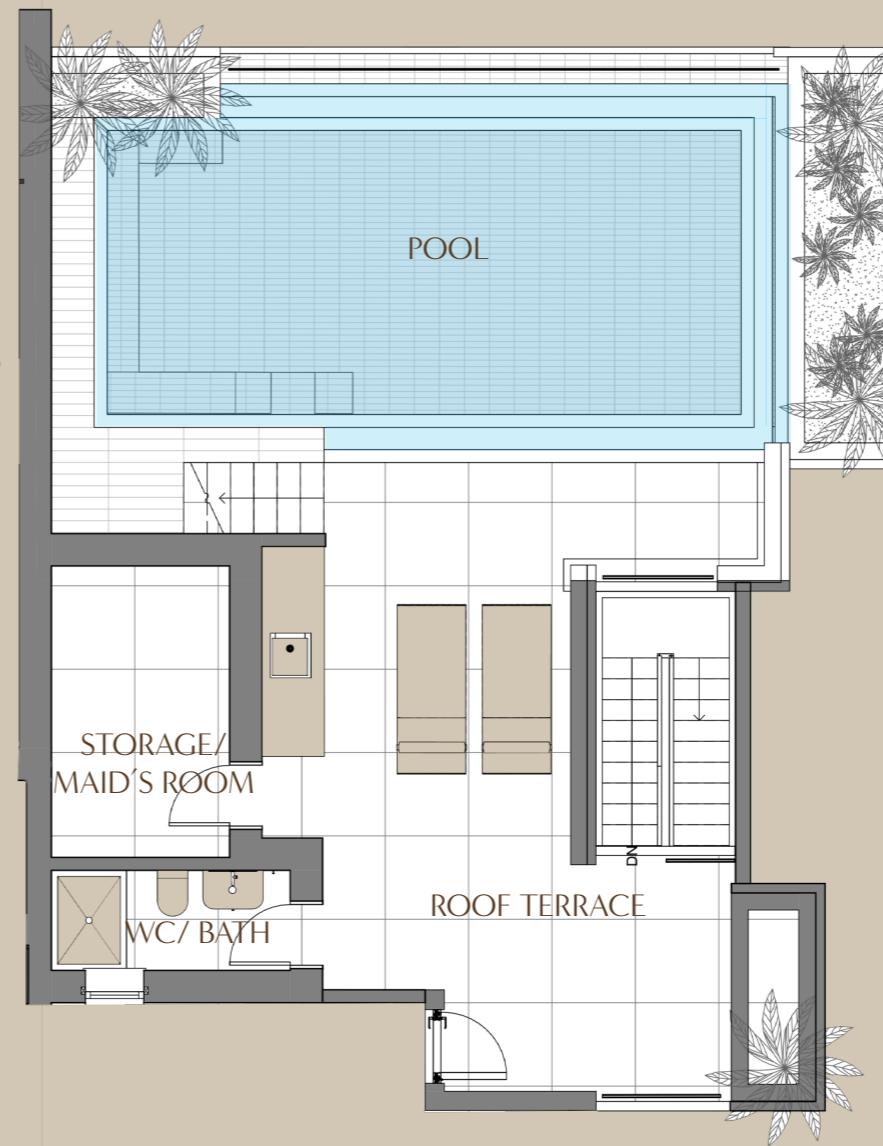
SECOND FLOOR

APT. 202



02 . 202

2 BED/ 3.5 BATH & ROOF TERRACE



<b>TOTAL AREA</b>	<b>249.87 sq. m</b>
Living/ Dining	4.7 x 6.1 m
Kitchen	2.4 x 6.1 m
Utilities	1.5 x 2.1 m
Guest Toilet	1.2 x 2.4 m
Primary Bedroom	3.2 x 5.1 m
En Suite	1.2 x 3.5 m
Bedroom 2	3.6 x 3.7 m
En Suite	1.2 x 3.2 m
Storage/ Maids Room	2.1 x 3.5 m
<b>Internal Area</b>	<b>132.44 sq. m</b>
Balcony 1	3.3 x 6.2 m
Balcony 2	1.5 x 2.7 m
Roof Terrace	4.1 x 5.9 m
<b>External Area</b>	<b>117.43 sq. m</b>



# SPECIFICATIONS

## ■ ARCHITECTURAL DESIGN

Designed with minimalist elegance, the apartments feature smart layouts that ensure privacy while enhancing everyday living. Built to the highest energy efficiency standards (Energy Class A), with comprehensive thermal insulation, each home guarantees unmatched comfort. Every apartment comes with its own private parking space and secure storage room for added convenience

The gardens of the development are boasting two of the original olive trees of the plot.

## ■ COMMON AREAS

The entrance hall and main staircase will feature elegant marble or high-quality ceramic finishes, carefully selected by the architect. The parking areas on the ground level will be completed with polished concrete floors, ensuring a sleek and modern finish. The elevator will be KLEEMAN and fully compliant with EN81-20 European Standards.

## ■ APARTMENTS

Buyers who purchase off-plan will have the exclusive opportunity to choose interior finishes that reflect their personal style, selecting from a curated list of top-tier suppliers.

## ■ FLOOR FINISHES

- Living room/kitchen/dining, corridor and bedrooms: porcelain, engineered wood, or laminate floor €25/sq. m
- Wet areas, the finishes will be thoughtfully preselected by the project's architect, combining aesthetic appeal with practical functionality

## ■ MAIN ENTRANCE DOORS

- The main entrance doors are fire-rated and framed with high-quality Swedish timber, finished in a durable, oil-based paint for enhanced safety, longevity, and timeless elegance.
- Doors will have security locks
- The color, handles, and overall finish of each door will be carefully selected by the architect, ensuring a cohesive and refined aesthetic that complements the design of the common areas.

## ■ INTERNAL DOORS

- All internal doors will be press-moulded and sourced from a selection of trusted, high-quality suppliers.
- Off-plan buyers will enjoy the opportunity to personalise their living space by selecting the final color of the internal doors, adding a bespoke touch to their home.
- The door ironmongery will be carefully selected by the architect, prioritising both aesthetic appeal and long-lasting durability to enhance the overall design and functionality of each home.

## ■ EXTERNAL DOORS & WINDOWS

All aluminium doors and windows throughout the apartments will feature slimline ELVIAL profiles, equipped with double glazing for superior sound and thermal insulation. At the rear of the building, a UPVC window option will be incorporated, further enhancing thermal efficiency. The color of all external frames will be carefully selected by the architect to complement the building's overall aesthetic vision.

Ground-floor storage room doors will be made of fluted aluminium with aluminium slats, providing optimal ventilation.

## ■ KITCHENS

The kitchen designs have been finalised by the architect. Once the electrical and mechanical plans are complete, no further changes will be allowed.

Buyers who purchase before cabinetry is ordered can select from a predefined range of melamine or MDF finishes for the kitchen cabinet exteriors. Samples will be available for viewing at the contractor's office.

For counter tops, buyers can choose between technogranite or porcelain tile, with a supply and installation budget of €300 per linear meter. Colour samples will also be available at the contractor's office.

## ■ BEDROOM WARDROBES

The wardrobe designs have been finalised by the architect, and no modifications will be allowed. However, buyers who purchase before the external finishes are ordered can select a colour from a predefined range of melamine or MDF finishes. Colour samples will be available for viewing at the contractor's office.

## ■ BATHROOM FURNITURE

Furniture in the sanitary areas will be designed to meet both the aesthetic and functional needs of each space. Buyers who purchase before the external finishes of the cabinets are ordered can select a colour from a specified range of melamine or MDF finishes. Samples will be available for viewing at the contractor's office.

Horizontal surfaces not covered by the sink unit will be finished in either technogranite or ceramic tile, with a supply cost of €250 per linear metre. Colour samples for these options will also be available at the contractor's office.

## ■ SANITARY WARE - MIXERS - ACCESSORIES

All sanitary ware has been pre-selected by the architect to suit the aesthetic and functional requirements of each space. In every apartment, provisions will be made for drainage and water supply points to allow for future modifications, if necessary, to accommodate persons with disabilities, compliant with the Roads and Buildings Regulations (KDP 248/2017).

## ■ STORAGE ROOMS

Each apartment includes a private storage room, equipped with lighting, a power socket, and a polished concrete floor.

## ■ PARKING SPACES

Each apartment includes a designated parking space with a polished concrete floor. Provision will be made in each space for the installation of an electric vehicle charging point.

## BUILDING SERVICES:

## ■ PLUMBING INSTALLATION

The plumbing installation is designed in accordance with the study of the Mechanical Consultant. Polyurethane pipes (pipe-in-pipe system) will be used for both hot and cold water distribution in all apartments, ensuring durability and efficient performance.

## ■ SOLAR WATER HEATER/PRESSURE SYSTEM

Each apartment will be equipped with a high-efficiency solar water heating system, featuring a 200-litre cylinder, solar panels, and a pressure system capable of operating at 3 bars. Additionally, each apartment will have an independent 1400-litre plastic cold water storage cylinder, clearly numbered for identification. Provision will also be made for a water filter in the kitchen.



# SPECIFICATIONS

## ■ AIR CONDITIONING AND HEATING

Each apartment will be provided with the necessary piping (including electrical supply and drainage) for the installation of a “split unit” air conditioner in the living room and all bedrooms. The provision will also include the installation of H/S. Electric radiators will be installed in the bedrooms, kitchen, living room, and sanitary areas, in accordance with the mechanical engineer’s study. If the apartment is purchased before the order is placed, the buyer will have the option to choose from a selection of specific suppliers, as indicated by the contractor, within the pre-set budget.

## ■ ELECTRICAL INSTALLATION

Each apartment will feature a comprehensive electrical installation, including light fittings on the balconies, lighting provisions throughout the rest of the apartment, and two-way switches in all bedrooms. Provisions will also be made for the installation of a washing machine, dishwasher, refrigerator, oven, electric hobs, and an extractor fan. Electrical sockets will be installed in accordance with the electrical consultant’s study.

Each apartment will be fitted with TV points in all bedrooms and balconies, along with the installation of a common central TV antenna. An intercom system will be provided for entrance control. All installations will comply with the specifications set out by the Electricity Authority.

## ■ PHOTOVOLTAICS

A 3 kW photovoltaic system (single-phase) will be supplied and installed on the roof slab for all apartments.

## TECHNICAL CHARACTERISTICS OF THE PROJECT

### ■ FRAME - FOUNDATIONS

The building’s structural framework will be built with reinforced concrete, following the architectural plans and static and seismic studies. To protect the first and last levels, as well as the staircase slab, from moisture and water, “Penetron” mass waterproofing will be integrated directly into the concrete mix. This cement-based, chemically active additive forms crystals within the concrete, providing superior waterproofing. Additionally, external waterproofing will be applied above the slab for added protection.

The columns and beams will be insulated with 8 cm thick extruded polystyrene, ensuring energy efficiency (Category A). This insulation will be applied after fireproof treatment, in compliance with fire safety regulations.

### ■ MASONRY

The building’s external masonry will feature a double metal frame, with 8 cm thick extruded polystyrene thermal insulation applied to the entire load-bearing structure (including columns, beams, etc.), ensuring the building achieves an energy efficiency rating of Category A.

The internal masonry (excluding partition walls between apartments) will be constructed with a single metal frame, incorporating rock wool insulation for both sound and thermal efficiency.

### ■ THERMAL INSULATION

Extruded polystyrene, 8 cm thick, will be applied around the entire perimeter of the apartment building for additional thermal insulation.

## ■ EXTERNAL SURFACES

The external surfaces of the building will be plastered and finished with acrylic render, in a colour selected by the Architect.

## ■ INTERNAL SURFACES

The internal walls will be finished with a spatula coat, followed by three coats of high-quality emulsion paint (Grade A).

## ■ CEILINGS / FALSE CEILINGS

All ceilings will be treated with a spatula coat and finished with three coats of high-quality emulsion paint (Grade A).

## ■ NOTES:

- The selection of the materials mentioned above is the exclusive responsibility of the Company, in collaboration with the Project Architect.
- The Company reserves the right to substitute any of the listed materials with alternatives of equal or superior quality and value.
- Any changes to the specified materials will only be accepted with prior approval from the Company.
- Changes to the materials used in external areas, including balcony floors, are not permitted.
- Removal of any of the specified materials is not allowed.



# A COLLABORATION BETWEEN NASHICO HOMES AND MOIRE ARCHITECTURE & DESIGN

With Nashico Homes rich reputation for unparalleled workmanship and MOIRE's rich heritage in architecture and design, ELEONON RESIDENCES is set to become a remarkable testament of their collaboration.

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## BUILDING HISTORY

At the helm of Nashico Homes is a seasoned professional with over 35 years of hands-on construction experience. Before founding the company, he led the delivery of standout residential projects across Cyprus, from luxury villas to architecturally distinctive apartments and private homes. His portfolio includes landmark developments such as a 1,500 square meters villa in Nicosia, a 1,100 square meter residence in Aphrodite Hills, and hundreds of uniquely crafted homes that reflect quality and attention to detail.

Today, Nashico Homes carries forward that legacy, combining deep industry knowledge with a client-first philosophy. We are passionate about using premium materials, working closely with every client, and delivering not just a home but a lasting experience. Our reputation for exceptional after sales service is built on trust, responsiveness, and a commitment to excellence.

## QUALITY DESIGN & SUSTAINABILITY

Nashico Homes' reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. The company aims to make a positive impact on climate change with each building it completes.

## CUSTOMER FOCUS

Our customers' feedback helps shape the quality of the homes we deliver based on the needs of each client. We value our customers and we are proud to constantly improve and support people to live in apartments and houses that they will forever call HOME.

## AWARD WINNING ARCHITECTURE

MOIRE'S multi-disciplinary team is internationally recognised for delivering award-winning architecture and interior design projects. With a strong track record across a wide range of typologies, we have built a reputation for creating projects that reflect a deep respect for context and a passion for detail.



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