

METSOVOU COURT

AGLANTZIA - NICOSIA, CYPRUS

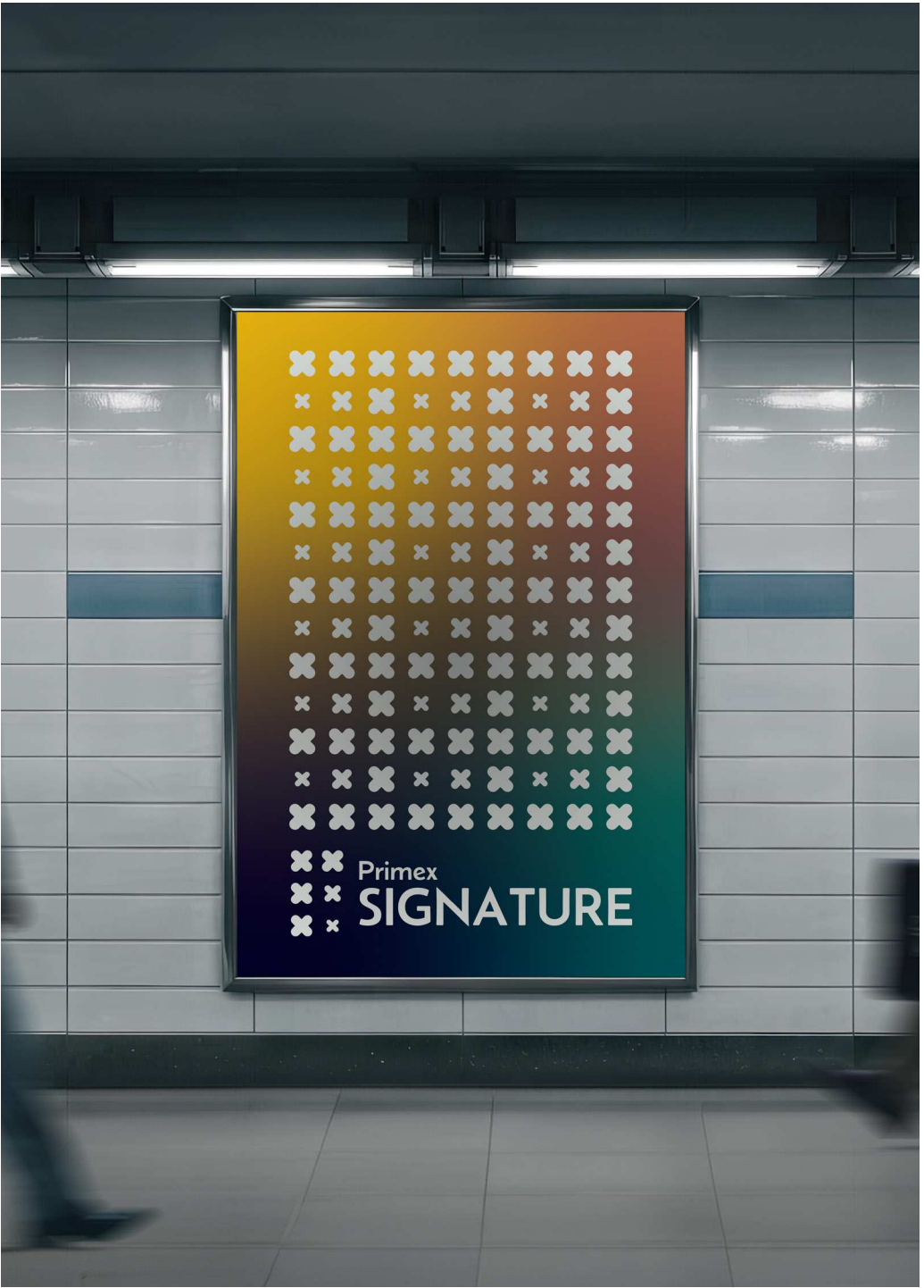


Primex
SIGNATURE

PRIMEX’s vision is to be a major player in the real estate industry, recognized for quality and reasonably priced services, catering across all sectors and income levels.

‘PRIMEX - Signature’ is a sister company to ‘PRIMEX - Real Estate Brokers’, it was created as a natural outcome of the need to provide our clients with high-end properties they can reliably invest in.

Primex Real Estate Brokers is a distinguished firm dedicated to delivering exceptional real estate services, specializing in highend and middle-income properties. The name “Primex” embodies our commitment to being a prime exponent in the real estate sector, reflecting their dedication to excellence and leadership in the industry.



‘Signature’ Conveys a sense of uniqueness and distinction, emphasizing the company’s commitment to delivering exceptional and personalized building developments.

AIMS:
Client-Centric Service: Provide tailored real estate solutions that meet the unique needs and aspirations of our clients.

Market Leadership: To establish a strong presence in the real estate market by consistently delivering high-quality properties and services.

Sustainable Growth: To pursue opportunities that promote long-term value for our clients and stakeholders, ensuring sustainable development and profitability.



METSOVOU COURT

AGLANTZIA - NICOSIA, CYPRUS

This thoughtfully designed project features 14 apartments spread across three floors, offering a range of options from modern studios to spacious two-bedroom units with private roof gardens. Each apartment is meticulously crafted to prioritize comfort, functionality, and abundant natural light. Private verandas, complemented by strategically placed planters, provide privacy, shade, and a seamless connection to nature, enhancing the living experience.

All images are 3D visualizations provided for illustrative purposes only; the final delivered property may differ. Furniture, appliances, designs, lighting, and other items depicted in the images are not included in the sale. These visualizations are intended to offer a general impression of the design and layout and should not be relied upon as exact representations of the final product.

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Metsovou Court – Prime Location in Aglantzia, Nicosia

Metsovou Court is ideally situated in the sought-after neighborhood of Aglantzia, Nicosia, nestled just off Larnakos Avenue in a tranquil residential area. This prime location offers residents an exceptional balance of accessibility, comfort, and lifestyle.

Proximity to Key Amenities

The University of Cyprus is conveniently accessible within a 5-minute journey by foot, bicycle, or car, making Metsovou Court an excellent choice for students, faculty, and professionals. In the immediate vicinity, residents will find a variety of essential amenities, including supermarkets, kiosks, bakeries, copy centers, restaurants, and cafes, all within a short walking distance.

Connectivity and Accessibility

Despite being only 12 minutes away from Nicosia’s vibrant city center, Metsovou Court offers the advantage of easy access to the highway. Residents can reach the Mercedes-Benz Roundabout at the city’s entrance in approximately 12 minutes during non-peak hours, utilizing a route that passes through the scenic Athalassa National Forest Park, thereby avoiding congested city roads.

This strategic location ensures that residents enjoy both the serenity of a quiet neighborhood and the convenience of quick connections to the city’s key destinations.



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Metsovou Court by Eleftherios Nicolaou Architecture + Studio comprises 14 homes—studios, one-bedroom flats and two-bedroom apartments topped with private roof gardens—over three elegantly staggered levels. Each layout is rigorously optimized so no space is wasted, allowing even the smallest studios to function effortlessly as living, dining and workspace.

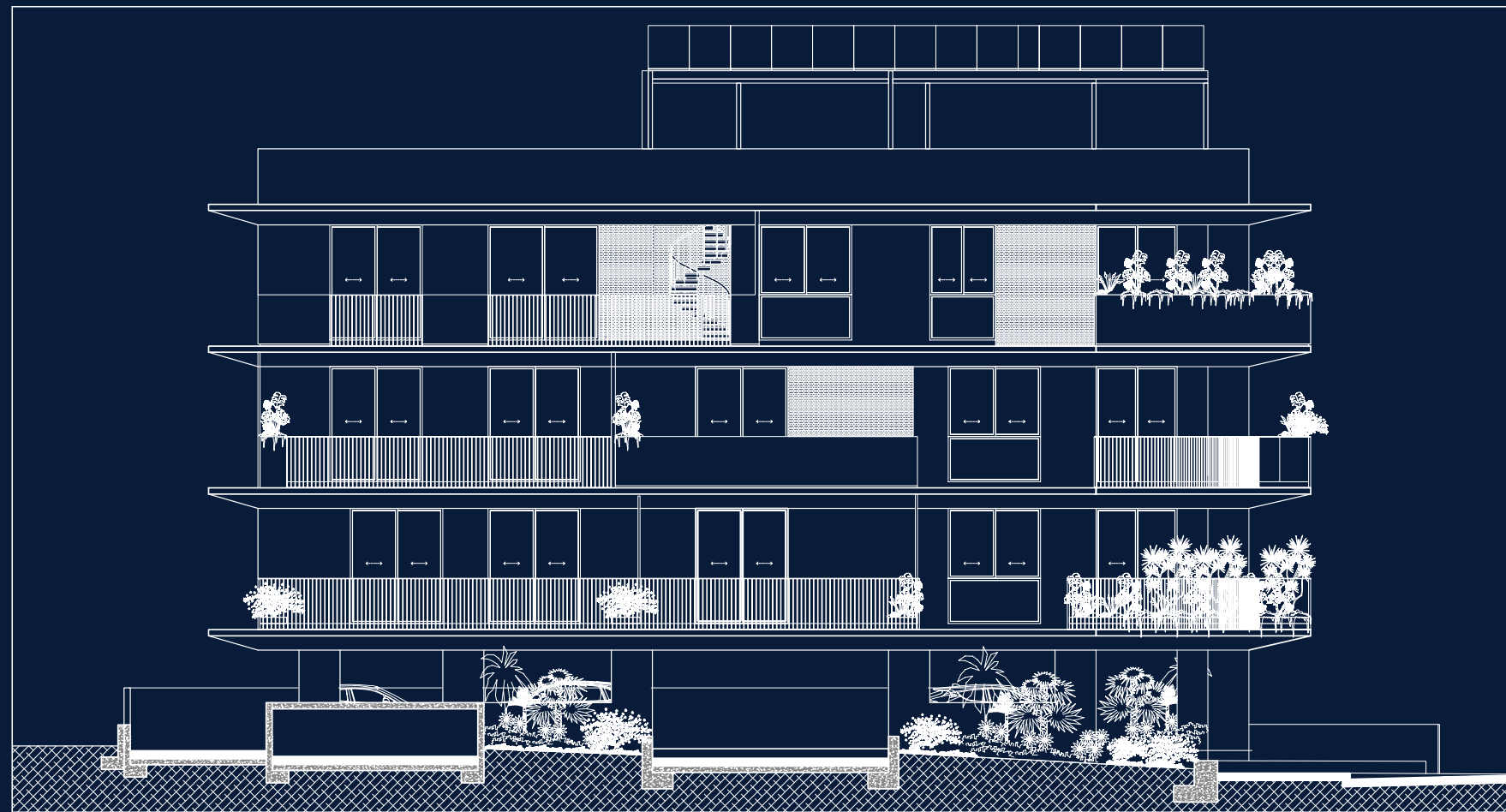
Generous floor-to-ceiling windows flood all living areas and bedrooms with natural Mediterranean light, while the projecting slabs above each floor provide passive shading to keep interiors comfortable without compromising views.

Deep planter boxes are woven into every veranda, bringing lush greenery right up to your doorstep for privacy and a constant connection to nature. On the top two-bedroom units, these planted elements extend into expansive roof terraces—complete with covered seating, storage and built-in BBQ with sink—for seamless indoor-outdoor entertaining.

Secure, automated gates open into a fully fenced parking courtyard, where each apartment has its own reserved space discreetly screened by planting. An elevator serves all principal floors (with rooftop access via a short private stair), ensuring smooth vertical circulation.

As Eleftherios Nicolaou himself notes, every residence at Metsovou Court “resonates with its end user” by weaving form, light and greenery into a cohesive, human-centered design.

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DRAWINGS & FEATURES

METSOVOU COURT



- Covered parking for each Studio or Apartment
- 1x Visitor's Parking
- 1x Disabled Parking
- Automated Entrance/Exit Parking gates
- Lobby
- EAC Room

- Covered parking for each Studio or Apartment
- 1x Visitor's Parking
- 1x Disabled Parking
- Automated Entrance/Exit Parking gates
- Lobby
- EAC Room

1st Floor

- Covered parking for each Studio or Apartment
- Secured & Fireproof Entrance Doors
- Videophone Access Control / Intercom System
- Air-conditioning provisions in all rooms/areas
- Underfloor Heating (optional)
- Double glazed, Insulated Aluminum Windows
- Kitchen
- Covered veranda
- All electrical installations (lights / sockets / etc.)
- Solar Water Heater

101

Studio Apartment 30m²
Covered Veranda 6.3m²
Kitchen
Bathroom
Living Area

105

Studio Apartment 36m²
Covered Veranda 9m²
Kitchen with Dining Table
Bathroom
Living Area

102

Studio Apartment 28.5m²
Covered Veranda 4.85m²
Separated Bedroom
Kitchen
Bathroom
Living Area

106

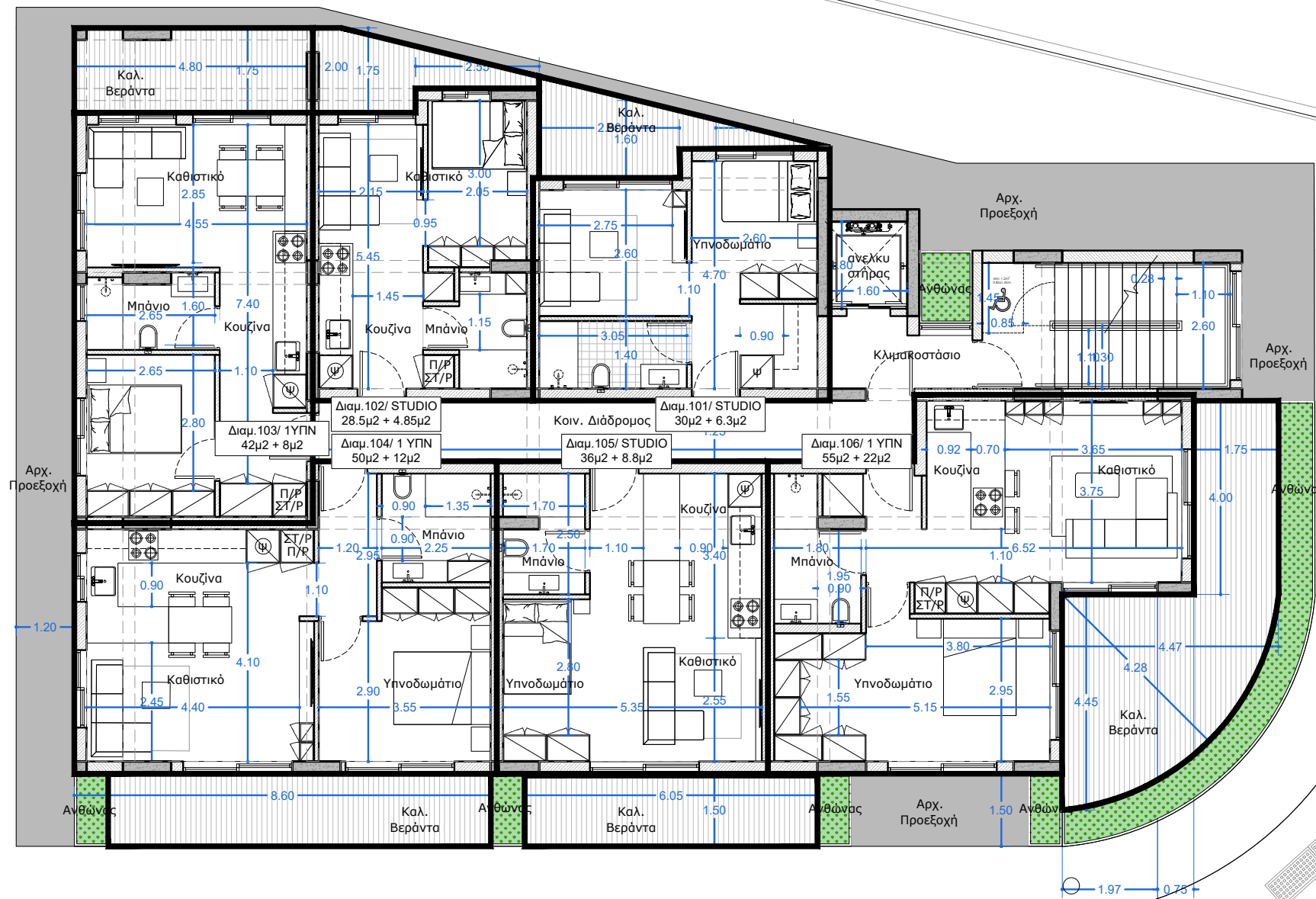
1 Bedroom Apartment 55m²
Huge Covered Veranda 22m²
Wardrobe
Kitchen
Bathroom
Living Room

103

1 Bedroom Apartment 42m²
Covered Veranda 8m²
Kitchen
Bathroom
Living Area
Dining Area

104

1 Bedroom Apartment 50m²
Covered Veranda 12m²
Kitchen with Dining Table
Bathroom
Living Area



2nd Floor

- Covered parking for each Studio or Apartment
- Secured & Fireproof Entrance Doors
- Videophone Access Control / Intercom System
- Air-conditioning provisions in all rooms/areas
- Underfloor Heating (optional)
- Double glazed, Insulated Aluminum Windows
- Kitchen
- Covered veranda
- All electrical installations (lights / sockets / etc.)
- Solar Water Heater

201

1 Bedroom Apartment 57m2
Covered Veranda 8m2
Kitchen with Dining Table
Bathroom
Living Area

202

1 Bedroom Apartment 42m2
Covered Veranda 8m2
Kitchen
Bathroom
Living Area
Dining Area

203

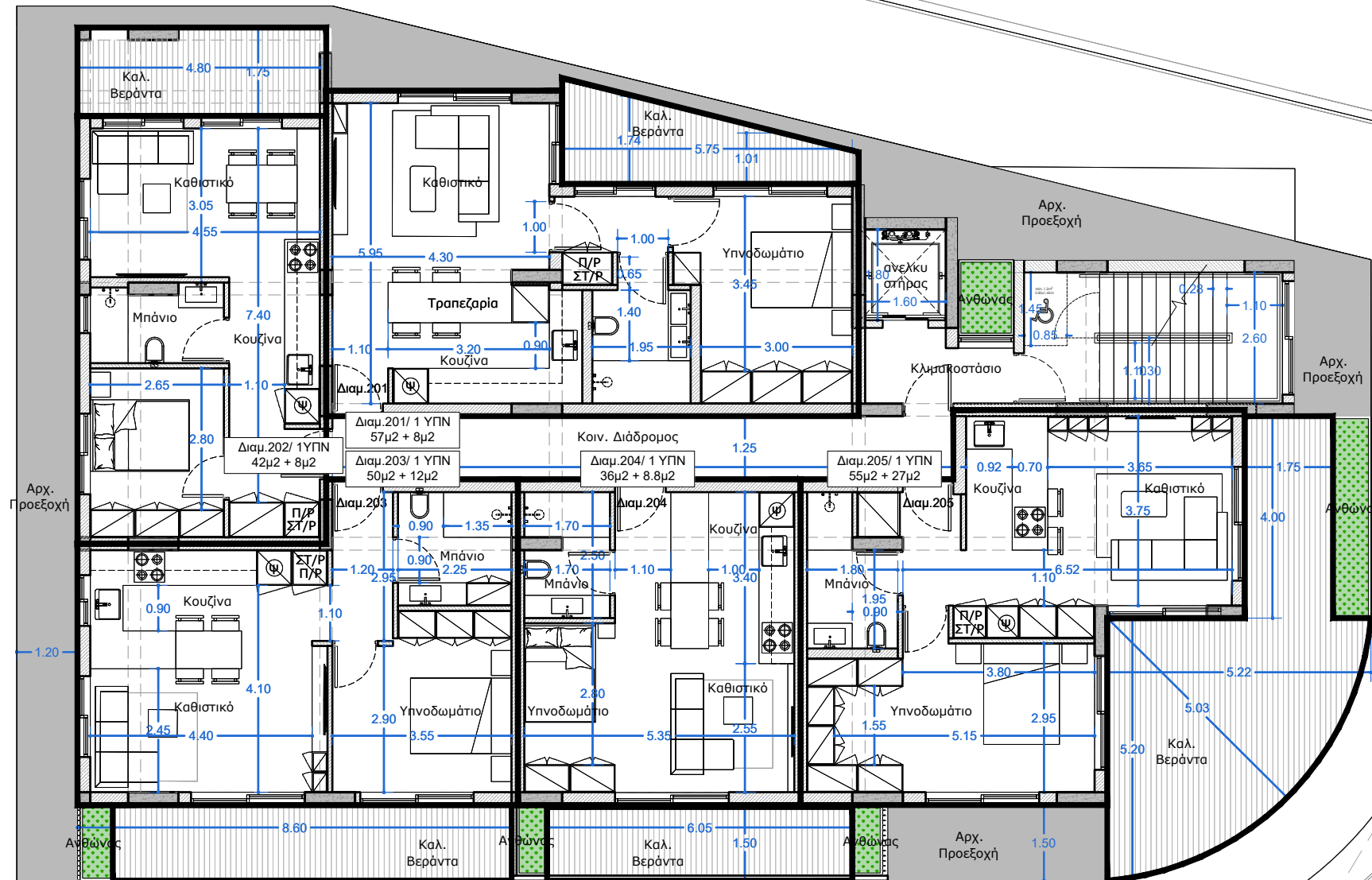
1 Bedroom Apartment 50m2
Covered Veranda 12m2
Kitchen with Dining Table
Bathroom
Living Area

204

Studio Apartment 36m2
Covered Veranda 9m2
Kitchen with Dining Table
Bathroom
Living Area

205

1 Bedroom Apartment 55m2
Huge Covered Veranda 22m2
Wardrobe
Kitchen
Bathroom
Living Room



3rd Floor

- Covered parking for each Studio or Apartment
- Secured & Fireproof Entrance Doors
- Videophone Access Control / Intercom System
- Air-conditioning provisions in all rooms/areas
- Underfloor Heating (optional)
- Double glazed, Insulated Aluminum Windows
- Kitchen
- Covered veranda
- All electrical installations (lights / sockets / etc.)
- Solar Water Heater

301

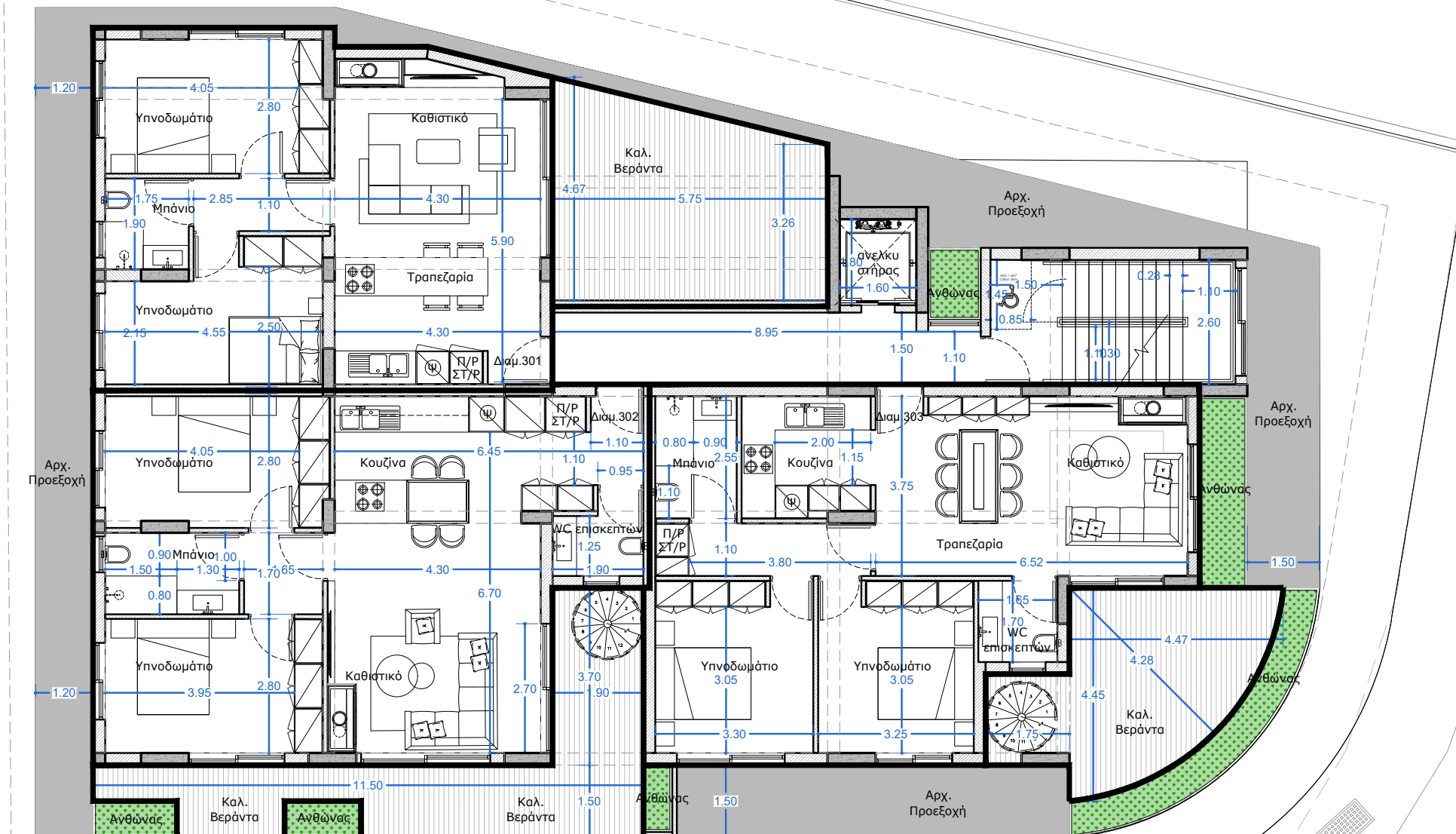
2 Bedroom Apartment 70m²
 Covered Veranda 23.5m²
 Kitchen with Dining Table
 Bathroom
 Living Area
 Fireplace Provision

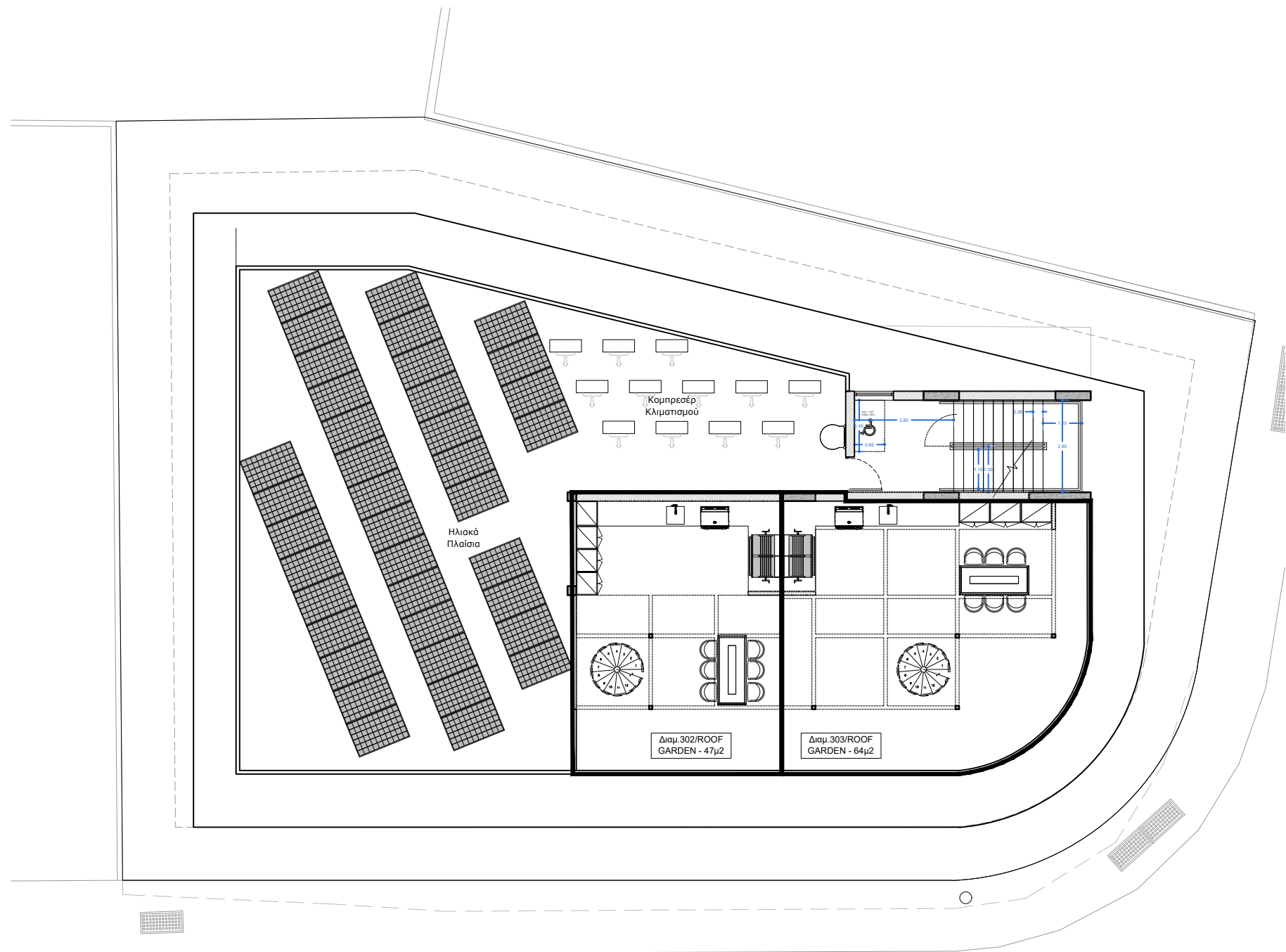
302

2 Bedroom Apartment 83.7m²
 Covered Veranda 21.7m²
 Kitchen with Dining Table
 Guest WC
 Bathroom
 Living Area
 Fireplace Provision
 Private Roof Garden
 Planters

303

2 Bedroom Apartment 78.4m²
 Covered Veranda 18.2m²
 Kitchen
 Guest WC
 Bathroom
 Living Area
 Dining Area
 Fireplace Provision
 Private Roof Garden
 Planters





Roof Floor

- Service Floor
- Solar Panels
- Solar heaters

302 - Roof Garden

Private Roof Garden 47m2
 Cover Canopy
 Outdoor Counters (optional)
 Provision for BBQ (optional)
 Provision for Grill (optional)
 Dining Area
 Storage

303 - Roof Garden

Private Roof Garden 64m2
 Cover Canopy
 Outdoor Counters (optional)
 Provision for BBQ (optional)
 Provision for Grill (optional)
 Dining Area
 Storage

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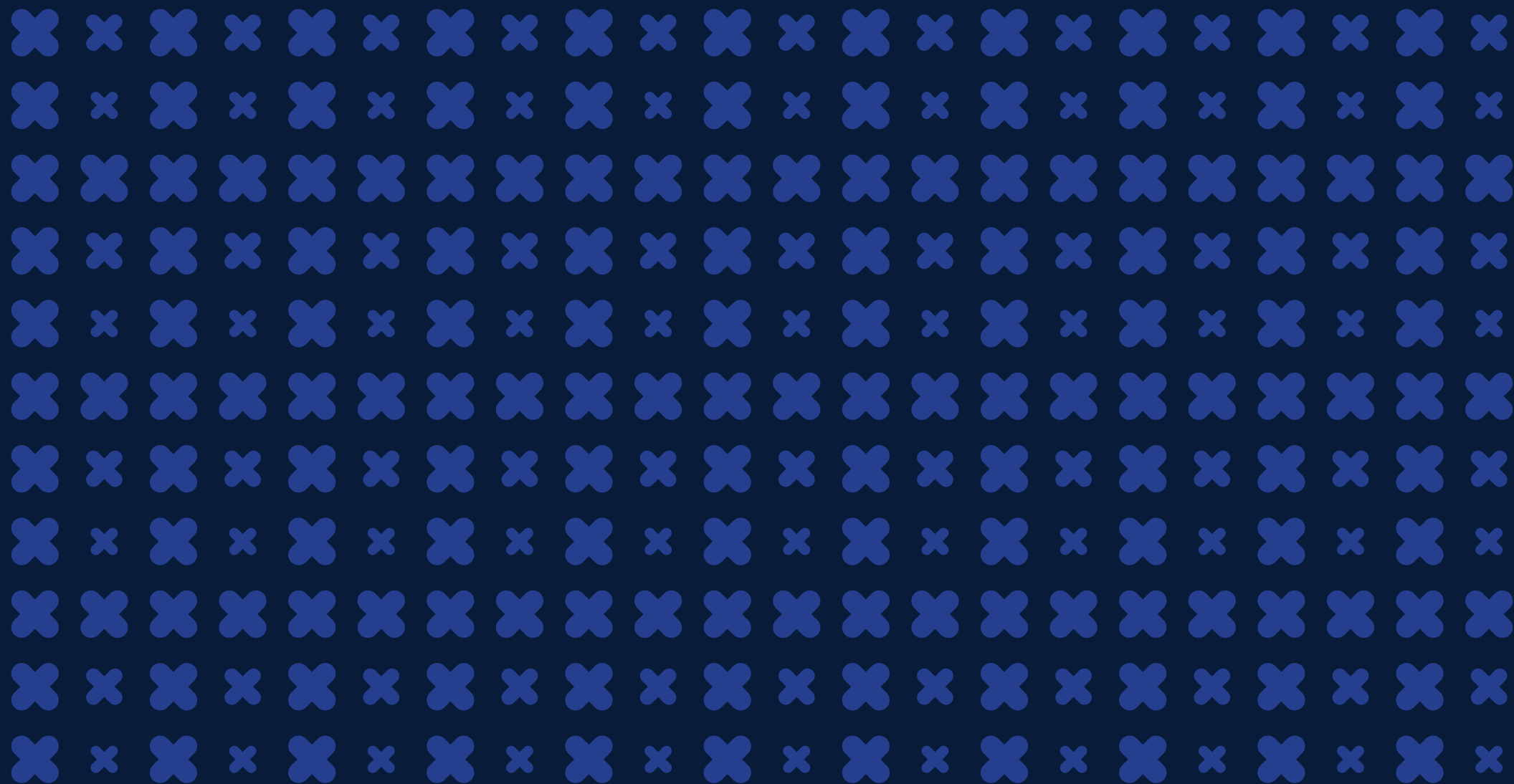
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For more information on this project and more, please contact our agency. Quality, our SIGNATURE!

Apostolos Aristotelous - Manager
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