

NEXUS RESIDENCE



 **ASINOU,**
AGLANTZIA

NEXUS

RESIDENCE

In one of the most beautiful areas of Nicosia, with easy access to the city centre, Green Properties Land Developers offers you an ideal four-storey building consisting of twelve energy efficient Class A apartments.

The apartments have comfortable interiors, spacious bedrooms as well as large main and auxiliary terraces for excellent functionality.

Green Properties Land Developers offers, energy-efficient, modern buildings while delivering maximum quality and excellent design for a comfortable and happy life!

GROUND FLOOR PLAN



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1st FLOOR PLAN



APARTMENTS	2 BEDROOMS	1 BEDROOM	1 BEDROOM	1 BEDROOM
	101	102	103	104
ALL AREAS	128 sq m	65 sq m	70 sq m	69 sq m
INTERNAL AREA	88 sq m	50 sq m	50 sq m	55 sq m
COVERED VERANDAS	36 sq m	13 sq m	17 sq m	125 sq m
UNCOVERED VERANDAS	4 sq m	2 sq m	3 sq m	2 sq m
WAREHOUSE	1	1	1	1
PARKING SPACE	1	1	1	1

2nd FLOOR PLAN



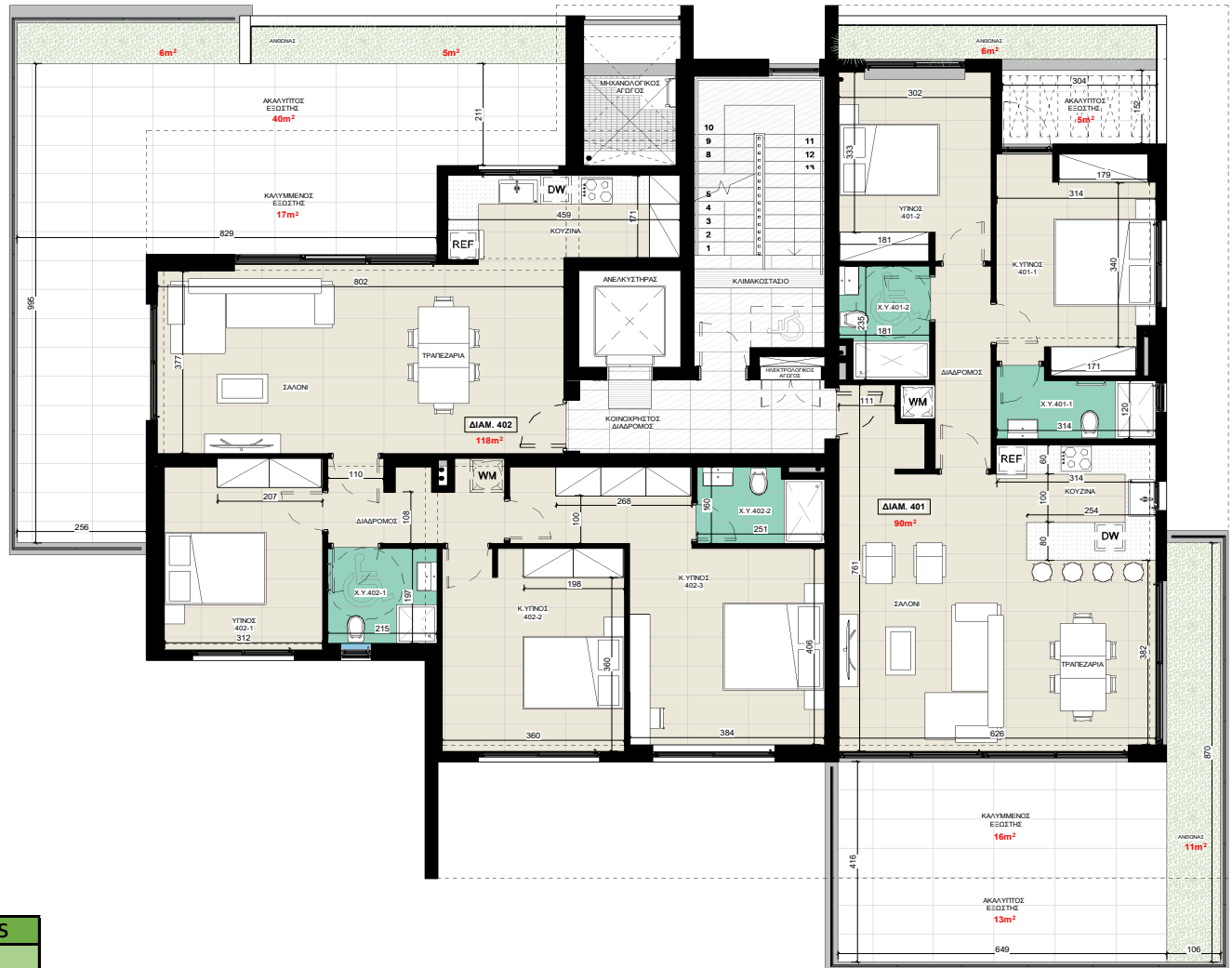
APARTMENTS	2 BEDROOMS	1 BEDROOM	1 BEDROOM	1 BEDROOM
	201	202	203	204
ALL AREAS	123 sq m	63 sq m	67 sq m	63 sq m
INTERNAL AREA	88 sq m	50 sq m	50 sq m	55 sq m
COVERED VERANDAS	35 sq m	13 sq m	6 sq m	8 sq m
UNCOVERED VERANDAS	x	x	11 sq m	x
WAREHOUSE	1	1	1	1
PARKING SPACE	1	1	1	1

3rd FLOOR PLAN



APARTMENTS	2 BEDROOMS	3 BEDROOMS
	301	302
ALL AREAS	123 sq m	173 sq m
INTERNAL AREA	88 sq m	125 sq m
COVERED VERANDAS	35 sq m	42 sq m
UNCOVERED VERANDAS	x	6 sq m
WAREHOUSE	1	1
PARKING SPACE	1	1

4rd FLOOR PLAN



APARTMENTS	2 BEDROOMS	3 BEDROOMS
	401	402
ALL AREAS	125 sq m	175 sq m
INTERNAL AREA	90 sq m	118 sq m
COVERED VERANDAS	16 sq m	17 sq m
UNCOVERED VERANDAS	19 sq m	40 sq m
WAREHOUSE	1	1
PARKING SPACE	1	1

TERRACE FLOOR PLAN



KEY FEATURES

- ✓ Energy Efficiency «A»
- ✓ Underfloor water heating with heat pump LG for the 2 and 3 bedrooms apartments.
- ✓ Installed split units in bedrooms and living area
- ✓ Solar water heater
- ✓ Thermal insulation - Thermal facade to minimise energy waste
- ✓ Provision for e-car charging in every parking space
- ✓ Armoured security door with perimeter locking mechanism
- ✓ Covered parking space and storage room for each apartment
- ✓ Large Verandas
- ✓ Unobstructed View
- ✓ Large Energy Efficient windows
- ✓ Italian kitchen and cabinets
- ✓ Excellent quality of ceramics and sanitary ware from well recognised European factories
- ✓ **Free** of charge interior design service

TECHNICAL SPECIFICATIONS

LIVING ROOM - DINNING ROOM - KITCHEN (CERAMIC FLOORS)	€ 30 / sq.m
BEDROOMS (CERAMIC FLOORS)	€ 30 / tsq.m
VERANDAS (CERAMIC FLOORS)	€ 30/ sq.m
BATHROOM (CERAMIC FLOORS / WALL MALTS)	€ 30 / sq.m
KITCHEN SINK INOX	€ 150 / piece
KITCHEN SINK MIXER GROHE	€ 120 / piece
SHOWER MIXER GROHE	€ 160 / piece
BATHROOM WASHBASINS	€ 165/ piece
LAVATORY PAN WITH CISTERN	€ 590 / piece
BATHTUB	€ 300 / piece
BATHROOM ACCESSORIES	€ 50 / set
WASHBASIN MIXER GROHE	€ 130 / piece
BATHTUB/SHOWER MIXER GROHE	€ 150 / piece
SHIELD SECURITY DOOR	€ 2.277/ piece
ITALIAN INTERIOR DOORS	€ 780/ piece



PRICES

FLAT	INTERNAL SQ. M	COVERED VERANDAS	UNCOVERED VERANDAS	TOTAL SQ.M.	BEDROOMS	PARKING SPACE	WAREHOUSE	PRICE BEFORE VAT
101	88	36	4	128	2	1	1	275.000
102	50	13	2	65	1	1	1	165.000
103	50	17	3	70	1	1	1	165.000
104	55	12	2	69	1	1	1	180.000
201	88	35	×	123	2	1	1	285.000
202	50	13	×	63	1	1	1	175.000
203	50	6	11	67	1	1	1	175.000
204	55	8	×	63	1	1	1	190.000
301	88	35	×	123	2	1	1	295.000
302	125	42	6	173	3	1	1	420.000
401	90	16	19	125	2	1	1	315.000
402	118	17	40	175	3	1	1	440.000



LOCATION

An aerial photograph of Nicosia, Cyprus, taken at sunset. The sky is filled with dark, dramatic clouds, with a bright orange and yellow glow from the setting sun visible on the horizon. In the foreground, a large, calm lake with a turquoise hue is surrounded by dense green trees. A paved road runs along the right side of the lake. In the background, the city of Nicosia is visible, with various buildings and structures spread across the landscape.

YOUR NEW NEIGHBORHOOD

Aglantzia is the highest suburb of Nicosia province, since most of it is built on hillsides. The natural environment of Aglantzia is remarkable, as it has many national parks of more than 9 square meters. and therefore you consider the feeder and the big lung of Nicosia. The Municipality of Aglantzia is home to the University of Cyprus, part of the Nicosia General Hospital, the Academy Forest and the Athalassa National Forest Park

OUR OFFICES

Mon – Fri: 09:00 – 18:00

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