

coeo

GLADSTONOS
EXCLUSIVE RESIDENCES

LOOK

HERE

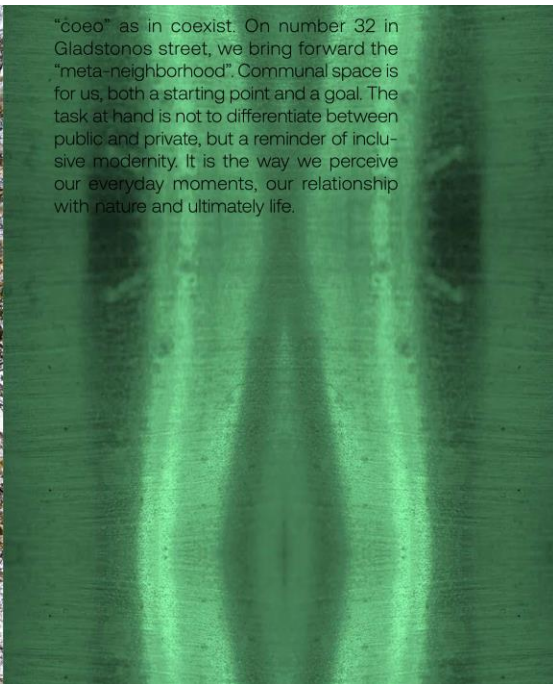


“coeo” is dynamic, polymorphic, inspiring, optimistic, inclusive, welcoming. It builds on the idea of “common space” which is translated into 2 surfaces that are brought together and, simultaneously, are divided by a silver line; **nature, as expressed by the river**. Its shape is both one and two separate entities, an expressive fluidity that highlights the value of collective thought for our project.





"óeo" as in coexist. On number 32 in Gladstonos street, we bring forward the "meta-neighborhood". Communal space is for us, both a starting point and a goal. The task at hand is not to differentiate between public and private, but a reminder of inclusive modernity. It is the way we perceive our everyday moments, our relationship with nature and ultimately life.



Detail of Gladstonos st. entrance.

Gladstonos is in close dialogue with nature, following the route of Pedieus river lengthwise and living with all the natural elements it hosts. Near its bank thrive perfect examples of local flora, creating a magnificent ecosystem that breaths life to the city and creates an ideal residential location for nature lovers that won't leave downtown. At the backyard of the project, we find a richly planted orchard and the impressive linear park of 14km, which welcomes urban athletes and all that seek tranquility.



Masterplan



3 building blocks, **Espice, Adspice, Prospice** 7 private residences, **Nobis, Simul Historia Loci, Vicinia, Regio Futurae**, create what we like to think as the future of downtown Nicosia, as per our vision for the next day of design living. We look back, only to gain knowledge, to allow us to really look here and to project into the coming years of what we want to be together; **the History of the Place, the Neighborhood, the Region of the Future.**





Prospice

101

3-bedroom apartment

210m² covered internal area

50m² covered veranda

9m² storage room

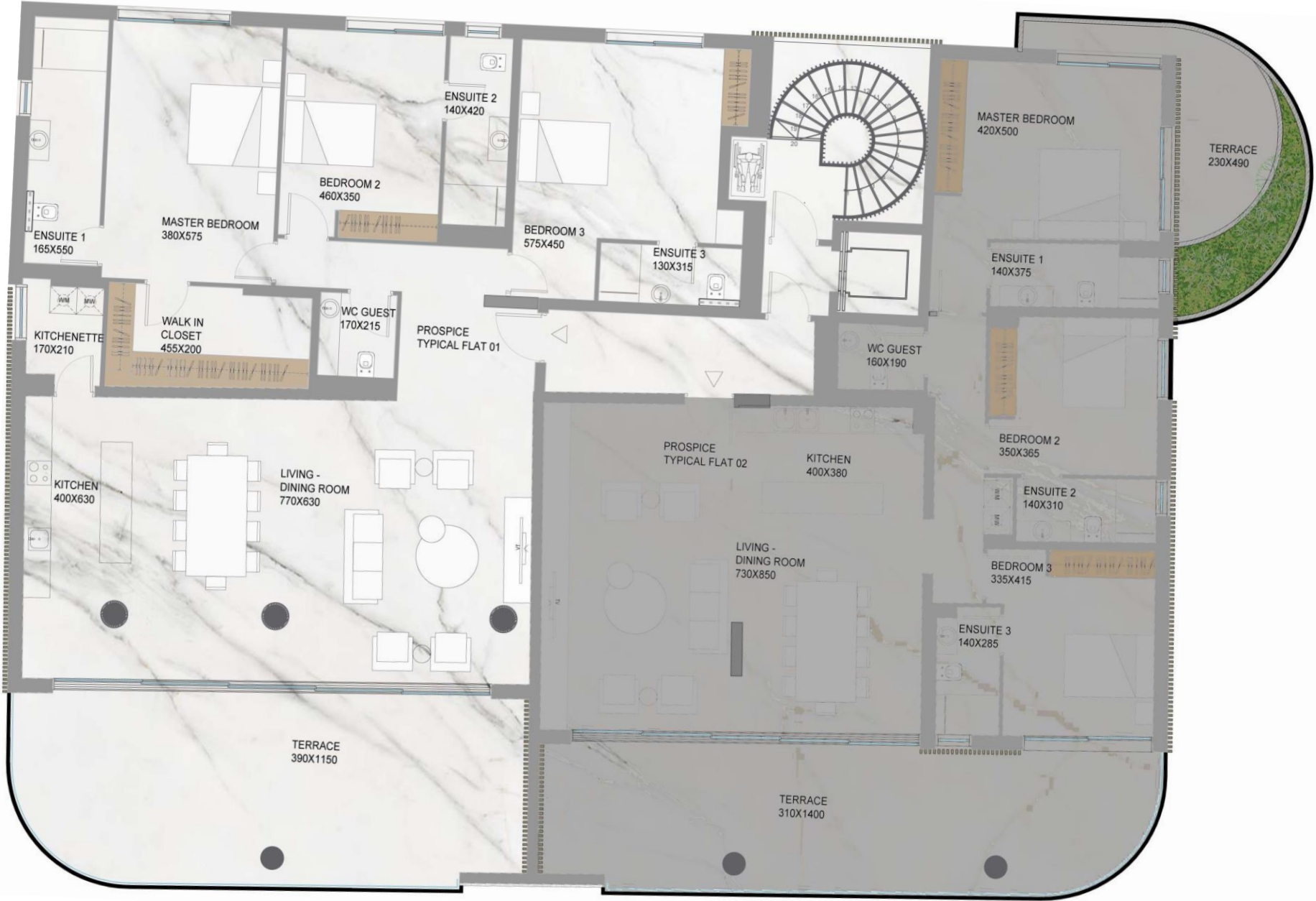
22m² communal areas

291m² total covered areas

2 allocated parking places

€ 970 000 + VAT 1st Floor

210m² Floor Plan















View 1st Floor

Amenities

- 01 Gated Entrance
- 02 Concierge Services
- 03 Kids Playground
- 04 Gym
- 05 Sauna
- 06 Yoga Lawns
- 07 Walking Paths
- 08 Cycling Routes

gym area



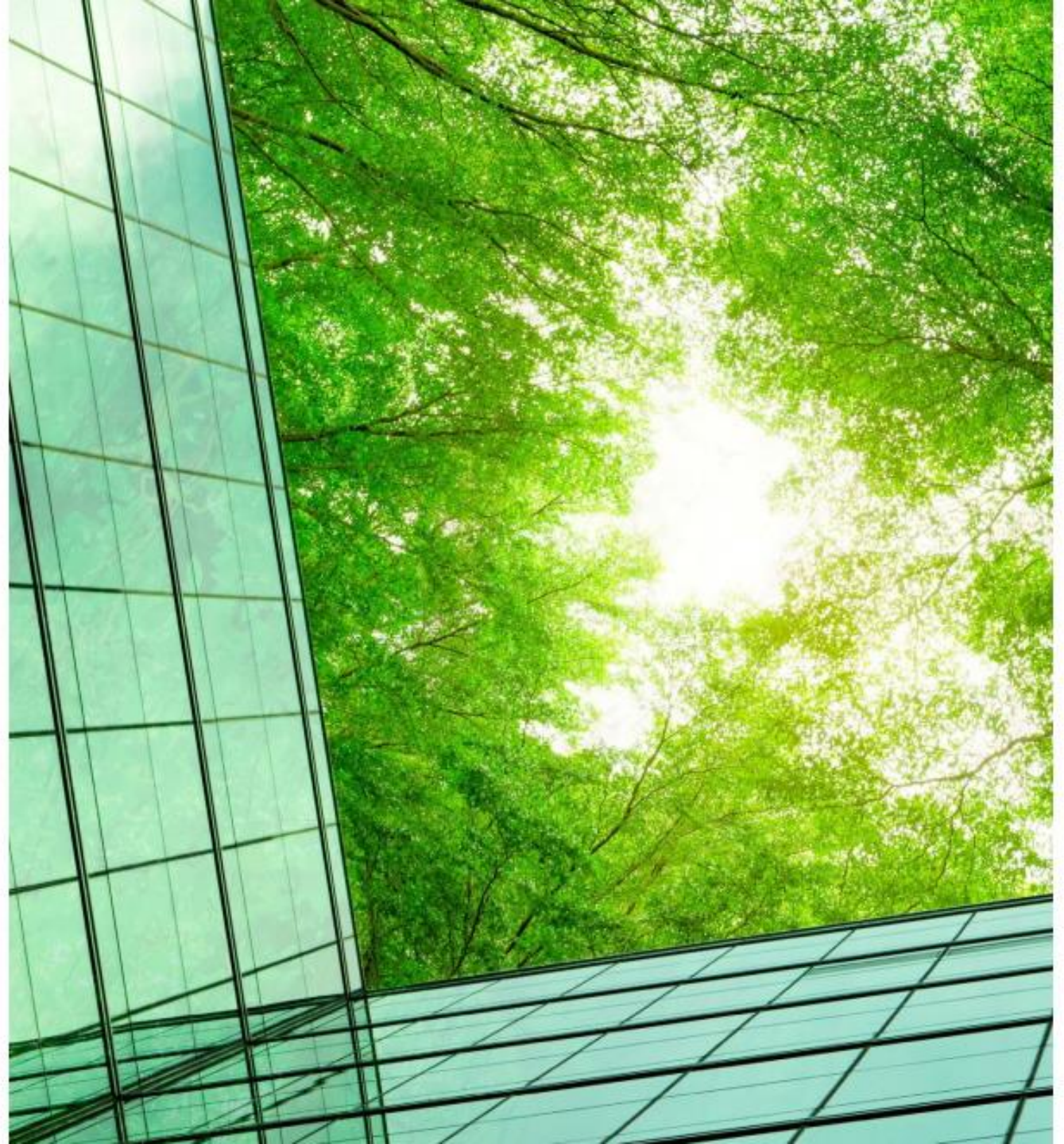
sauna

Following the shape of the river bank, we created a linear main corridor, that extends from Gladstonos street to Pedieus river and the linear park, to which the residents enjoy exclusive access.

Implementing our vision of a quiet and safe district in the center of the city, we have limited the vehicle circulation underground, keeping all the spaces quiet and safe for people to walk around and discover the limitless potential of the complex. A kids playground, a sauna, a gym will be available to all residents to enjoy, while also concierge services will be provided

Sustainability

- 01 Grade A' energy efficient
- 02 Photovoltaic panels covering electricity required of each villa, apartment and communal areas
- 03 Provision for EV charging station
- 04 Wastewater management
- 05 Waste management system
- 06 Recycling
- 07 Automated systems



Inside the "coeo" ecosystem, kids discover creative play in the Glad Stone playground, athletes run across the 14km Linear Park, nature-lovers visit the ancient Pedieus river and the Nicosia business crowd embraces moments of relaxation by the pool or in the spa.



Materials Presentation

Flooring



Ceramic Floor:
€115/m²

Mirage_Onyx
120x240cm
ITALY

Flooring Bedrooms

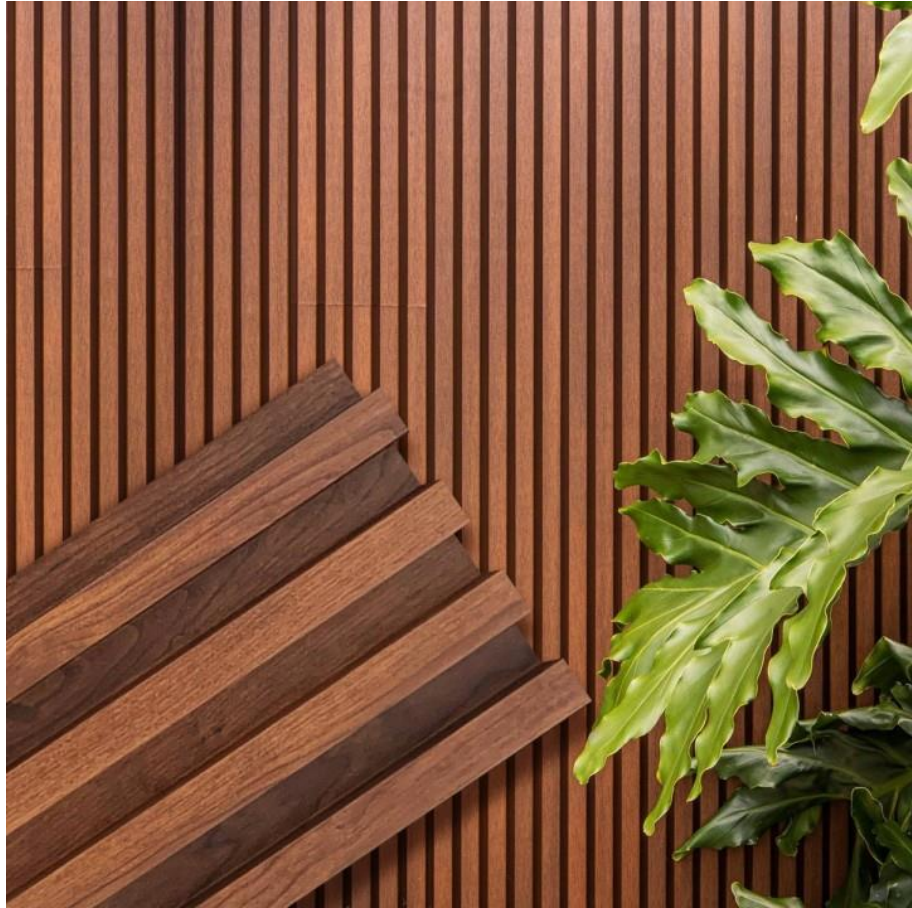


Timber Flooring:
€60 (incl. installation)

Nature oak matt

Tarkett

Feature Wall - Cladding



Bathroom Cladding



Wall and Floor Covering:

Ceramic Tiles

€115/m²

Mirage

120x240cm

ITALY

Kitchen



Kitchen:
CESAR
€30 000

ITALY

Kitchen worktop surfaces



Ceasarstone_5810

€320/m

ISRAEL

External Door



External Door:

Sabadoor

€2800

Aluminium

Lock Points 7

Two Hidden Case Hinges (3D Adjustable)

Thermal insulation

Sound insulation with certified stone wool

Greece

Wardrobes



Wardrobes:

Cinquanta3
€11 500

Nuvola with Bronze Horizontal
Handle

ITALY

Internal Doors



Internal Doors:
€1500 / door

Barausse

ITALY

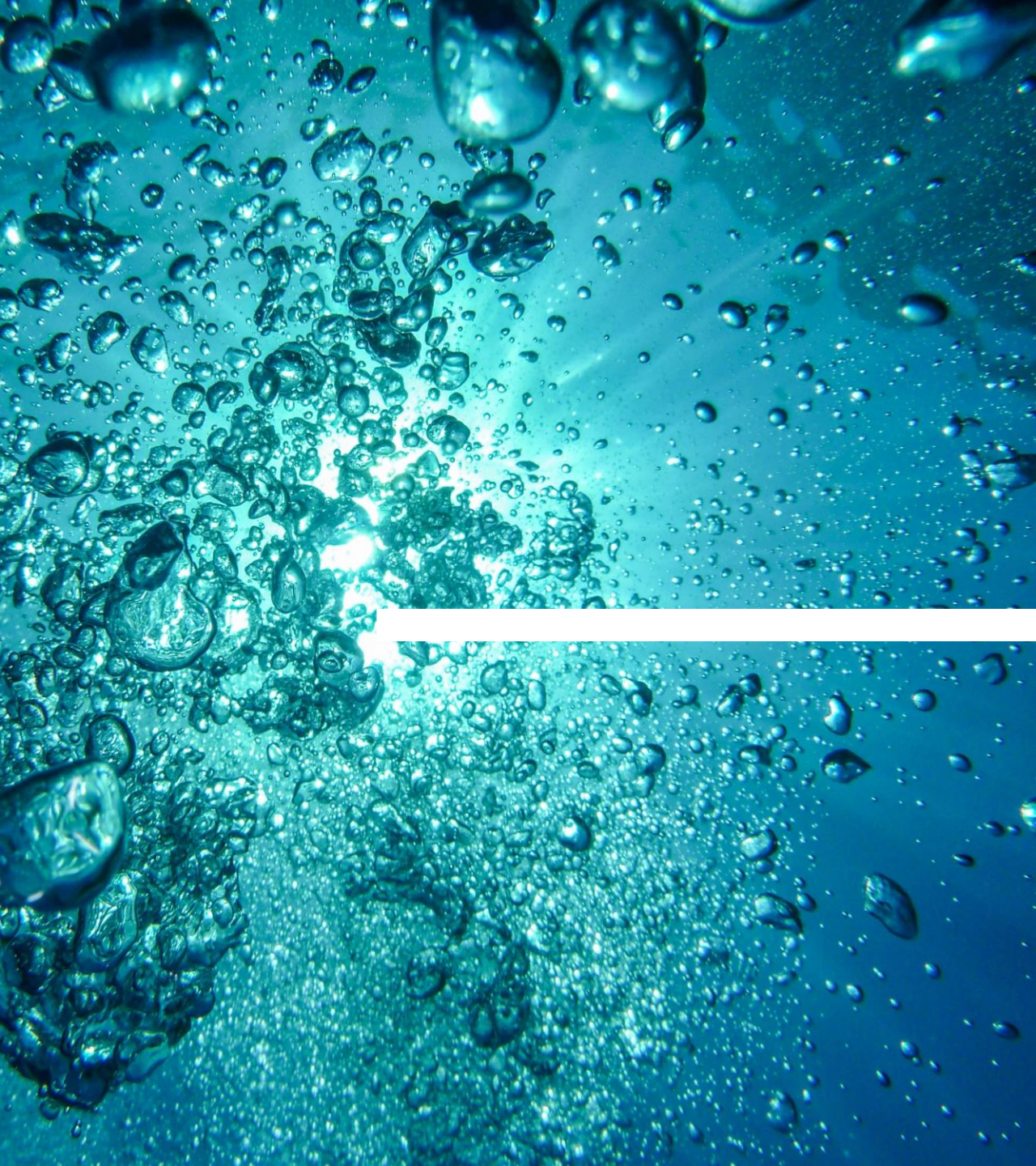
Automations



Automation
€14 000

- Main Entrance Access Control System
- Intelligent Lighting Control System
- Network and Infrastructure

Sonos
Control 4



SANITARY WARE

€13 500

Shower Drain System



Shower Drain System:
Pestan

75cm

Basin

1. Guest Water
Closet
Inda
Donatello Free

Glossy mineral
marble

60cm
ITALY

2. Bathroom
Inda
Kona

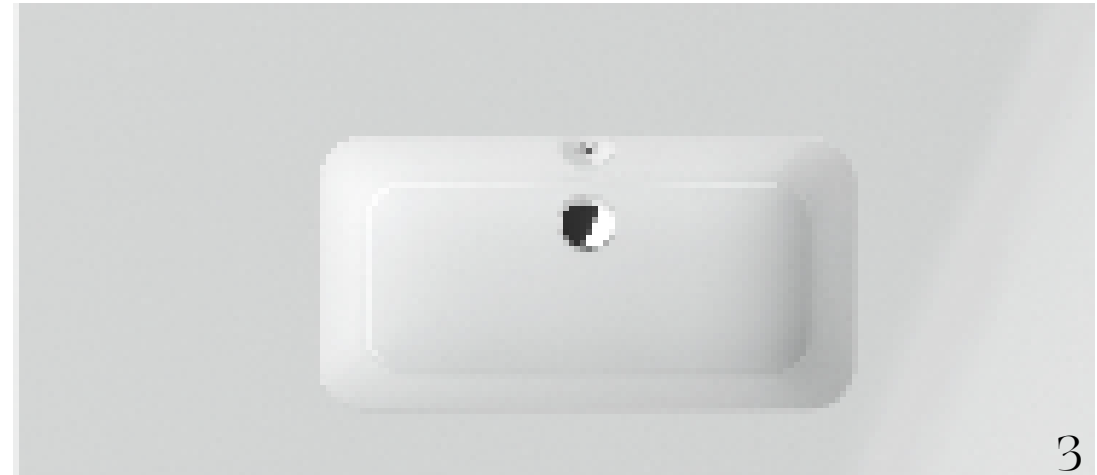
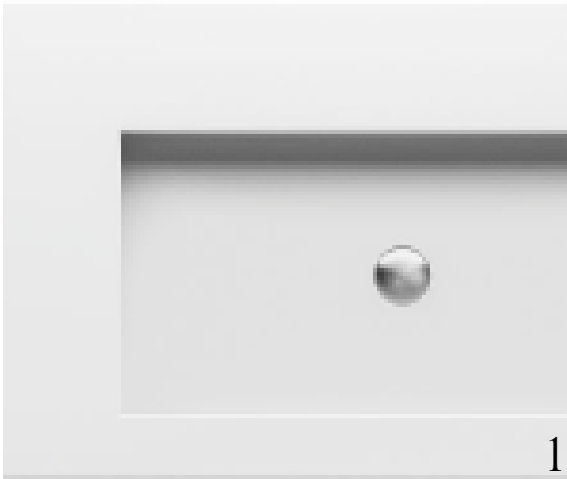
Ceramic white

80cm
ITALY

3. Master Bedroom Bathroom
Inda
Giglio

Ceramic white

90cm
ITALY



Sanitary



Sanitary:
Ideal Standard
Mavone Wall Hung

White

BELGIUM

Kitchen Tap and Sink



1. Kitchen Tap:
Franke
Ambient Standard

Chrome

2. Kitchen sink:
Franke
Maris

Polar White

75cm Undercounter

Shower Mixers



1. Shower Mixer:
Zucchetti Brim with
Handshower Set

Chrome
ITALY

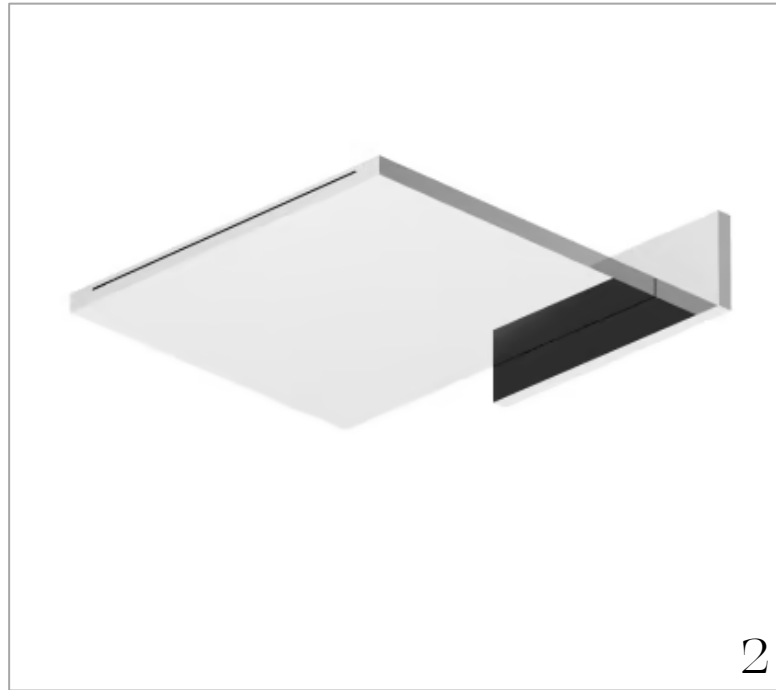
2. Shower Mixer:
Zucchetti Gill with
Handshower Set

Chrome
ITALY

3. Shower Mixer:
Fantini
Milano Built-In 2 way

Chrome
ITALY

Rain Showers



1. RainShower:
Mariner

Chrome
20cm

2. WaterFall RainShower:
Fantini
Milano

Chrome
ITALY

Basin Mixers

1. Basin Mixer:
Zucchetti
Brim

Chrome
ITALY

2. Basin Mixer:
Fantini
Milano

Chrome
ITALY

3. Basin Mixer:
Fantini
Mint

Chrome
ITALY



Guest Water Closet Basin mixer



1. Basin Mixer:
Fantini
Venezia with Chrome Handles

Chrome
ITALY

2. Basin Mixer:
Fantini
Mint

Chrome
ITALY

Shower Enclosure



1. Shower Enclosure:
Inda-Bathroom Interiors
Indissima

Chrome
ITALY



Luxury is subtly present, making our work
unique.

We create a new design identity by
highlighting the dynamic nature of our
surfaces.

Versatile and harmonious.

Pericles Liatsos
Interior Designer

PROJECT

TEAM

Project Team

Architectural
Design

ERACLIS
PAPACHRISTOU
ARCHITECTS

Interior
Design



Constructor

ROTOS GROUP™

Civil
Engineer



Mechanical
& Electrical Engineers



ROTOS GROUP™

For over 35 years ROTOSGROUP has been one of the leading contractors and property developers in Cyprus, with proven track record throughout the years. Our group has a portfolio of over 1000 residential units and more than 40 commercial & mixed-use developments, both in private& public sectors completed to this date.



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