



CYBARCO

DESTINATION DEVELOPER

PARK RESIDENCES

NICOSIA



PARK RESIDENCES

A new boutique development between the buzz of the city and the serenity of a safe neighbourhood. This is urban living in the heart of it all, surrounded by an oasis of green and fresh air. Breathe life in a setting of quality, convenience and wellbeing.

— Architectural design by Michael Cosmas.

— Situated in Acropolis, one of Nicosia's most sought-after areas.

— 12 spacious, well-designed two and three-bedroom apartments.

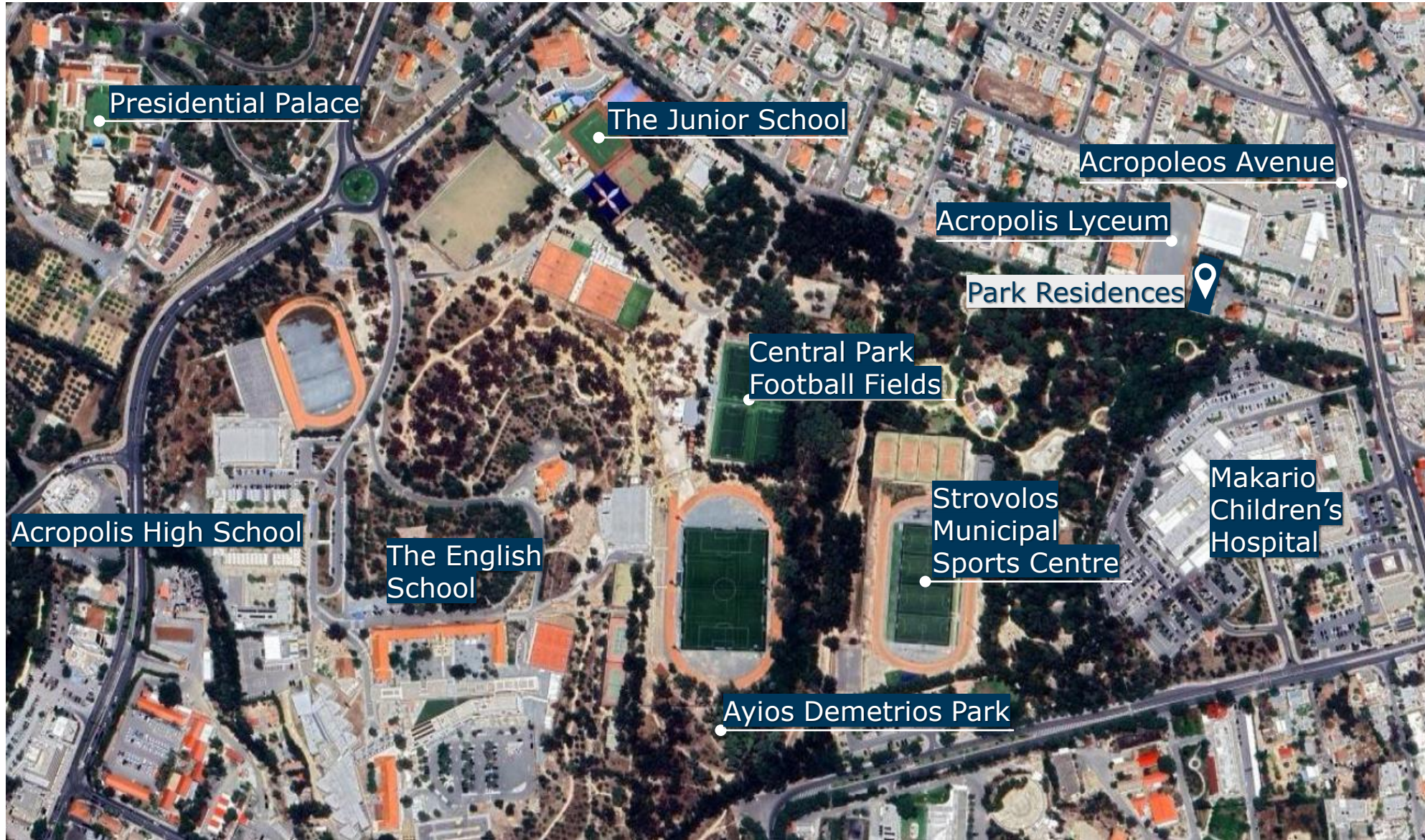
— Adjacent to parks, trails, cafés, playgrounds and sports facilities.

— Walking distance to schools, amenities and services.

— Just moments away from the city centre and the highway.

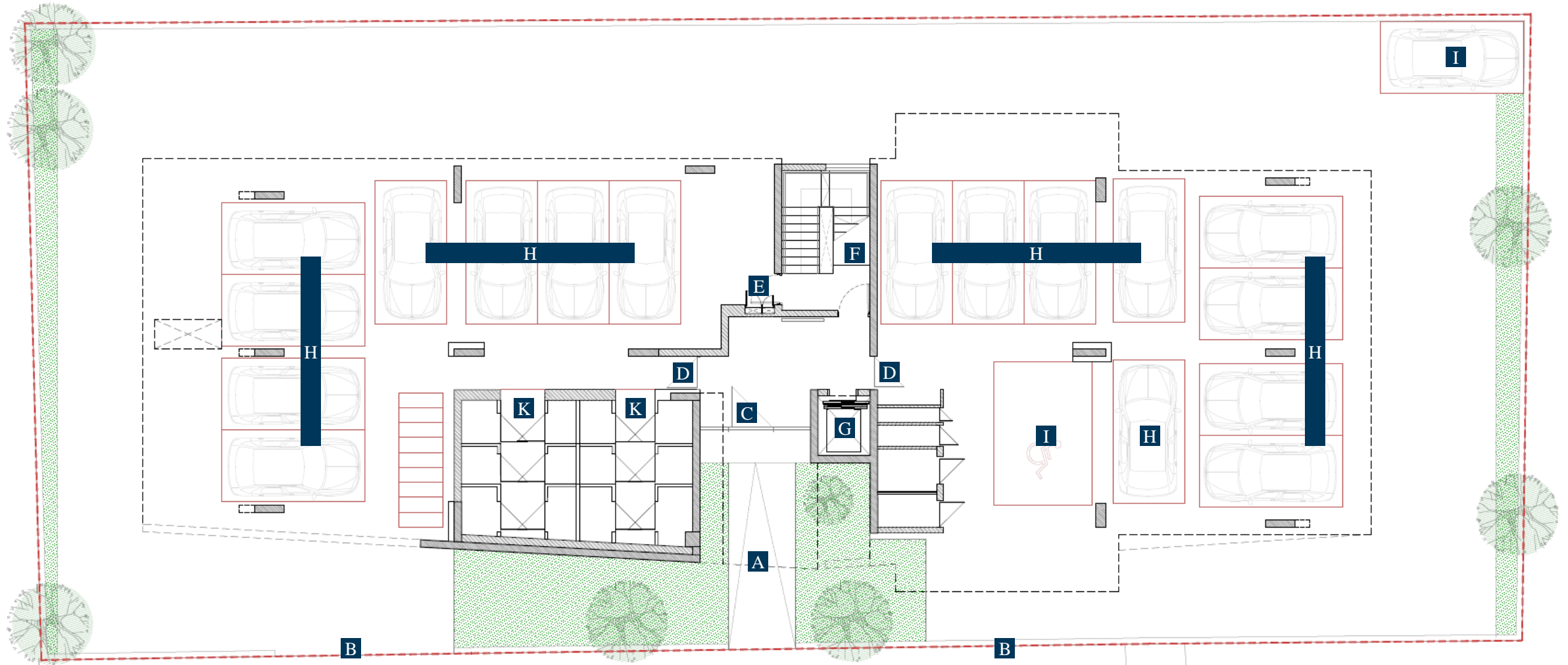
THE LOCATION

JUST 10 MINUTES AWAY FROM EVERYTHING IN NICOSIA, WITH VIEWS TOWARDS PARKS



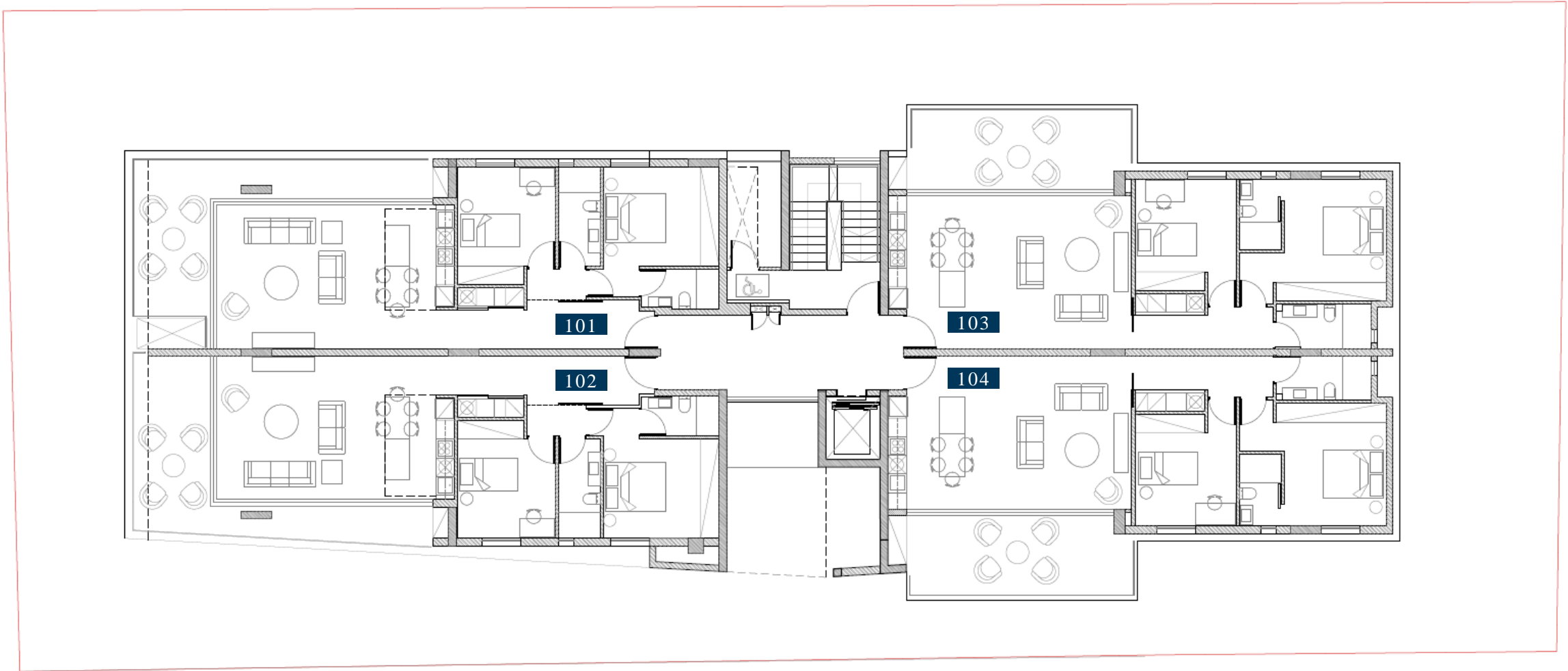


BUILDINGS A & B GROUND FLOOR

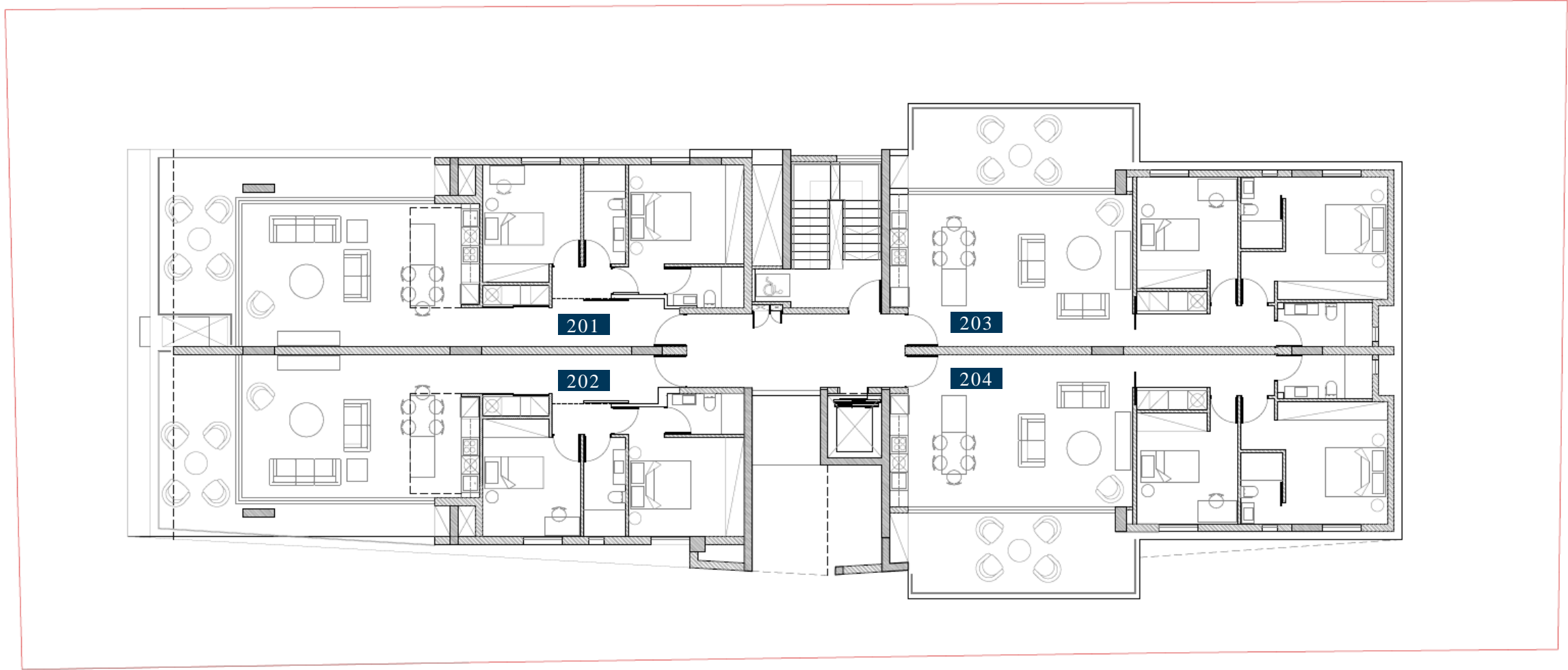


- | | | | |
|---------------------------|---------------------|-------------------------|-------------------------|
| A Pedestrian entrance | D Building entrance | G Lift | J Visitor parking space |
| B Parking entrance / exit | E Emergency exit | H Parking space | K Storerooms |
| C Building main entrance | F Staircase | I Disable parking space | |

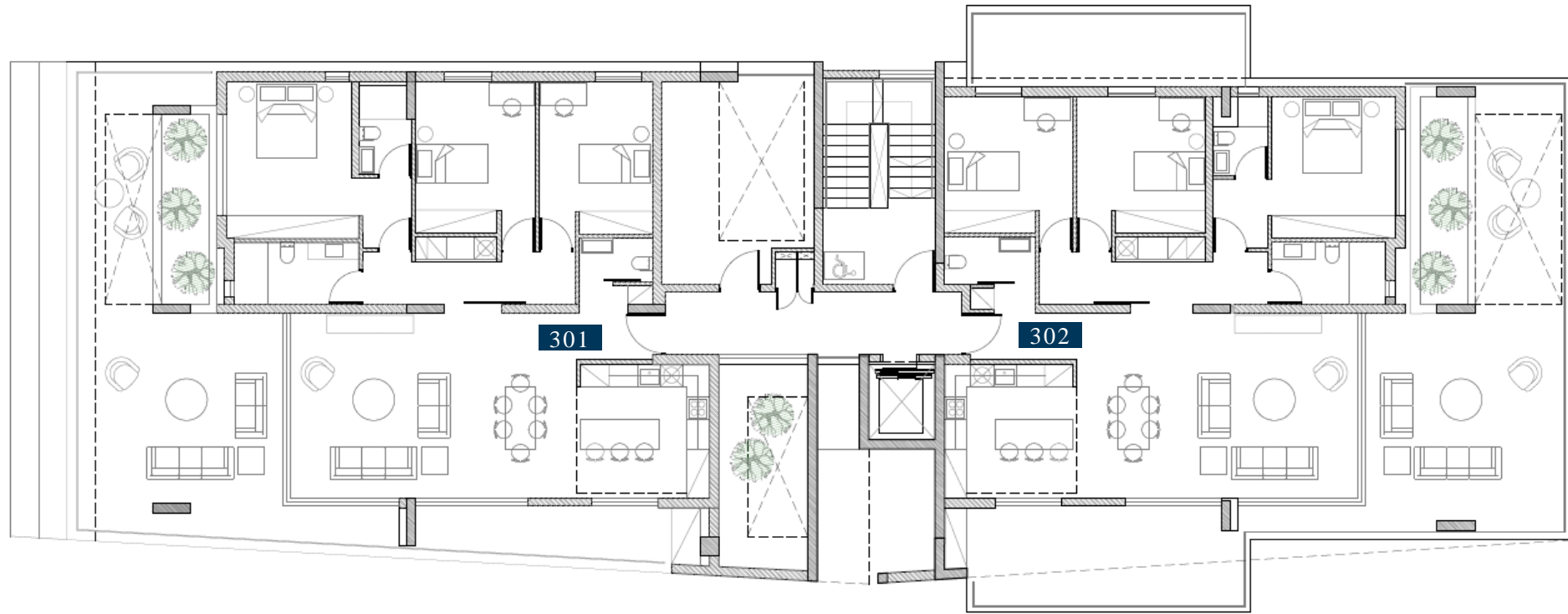
FIRST FLOOR



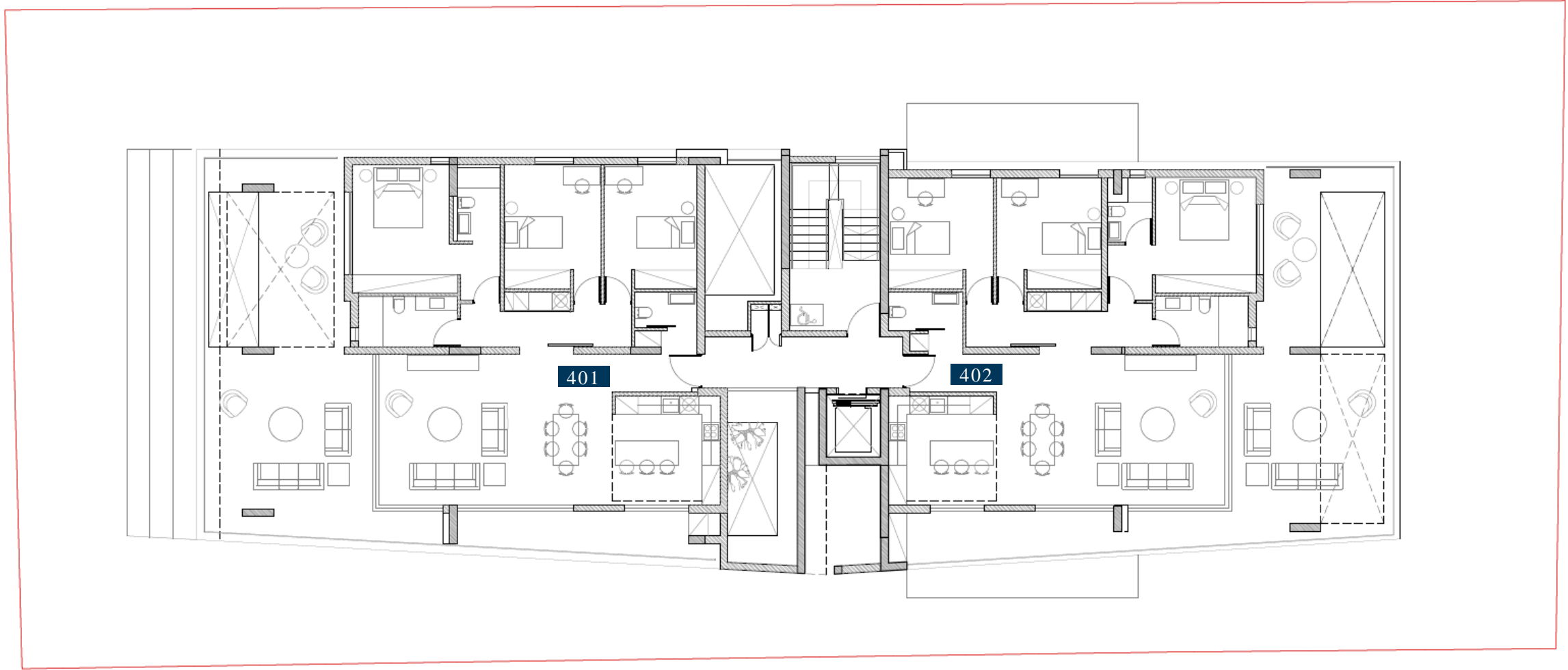
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



SCHEDULE OF AREAS

Apt. No.	Floor No.	No. of Bedrooms	Covered Internal Area m ²	Covered Terraces m ²	Total Covered Area m ²	Uncovered Terraces m ²	Common Area m ²
101	1st	2	89	20	109	3	12
102	1st	2	89	20	109	3	12
103	1st	2	89	20	109	0	12
104	1st	2	89	20	109	0	12
201	2nd	2	89	20	109	3	12
202	2nd	2	89	20	109	3	12
203	2nd	2	89	20	109	0	12
204	2nd	2	89	20	109	0	12
301	3rd	3	127	43	170	17	17
302	3rd	3	127	43	170	35	17
401	4th	3	128	45	173	23	17
402	4th	3	128	45	173	15	17

SPECIFICATIONS

- Common internal areas will be paved with marble.
- The living and dining area, kitchen, corridors, bathrooms, terraces and storerooms will be paved with ceramic tiles.
- The bedrooms will be paved with natural pre-varnished wood parquet with real wood veneer top layer.
- Imported kitchen, wardrobes and internal doors.
- Kitchen pre-fitted with appliances.
- Split units for air conditioning (heating and cooling) in all areas. In the living area the units will be concealed and in the bedroom it will be surfaced mounted.
- Underfloor heating connected to an external heat pump unit.
- Electric water heater and pressure system.
- Entrance door controlled with video entry phone.
- Smart home system operated through a touch panel and/or a smartphone or a tablet.
- Security alarm system with motion detection sensors.
- Photovoltaic panels, connected to the electric metre of each apartment.
- Covered parking spaces for all apartments - two spaces allocated for three-bedroom apartments and one for two-bedroom apartments.
- Electrically operated gate to control access to the development.
- Provision for one socket for electric car in each parking place.
- Provision for CCTV externally to cover the perimeter of the building on the ground floor and the common areas.



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Thank you.
Please feel free to get in touch.

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Disclaimer

This presentation does not constitute an offer and is not a legally binding document.

It merely aims to provide information on the materials it describes. Any details mentioned serve as guidelines only.

Images used are indicative and specifications are subject to change.

The indicative floorplans are for marketing purposes only. Refer to the architectural drawings for more accurate information.