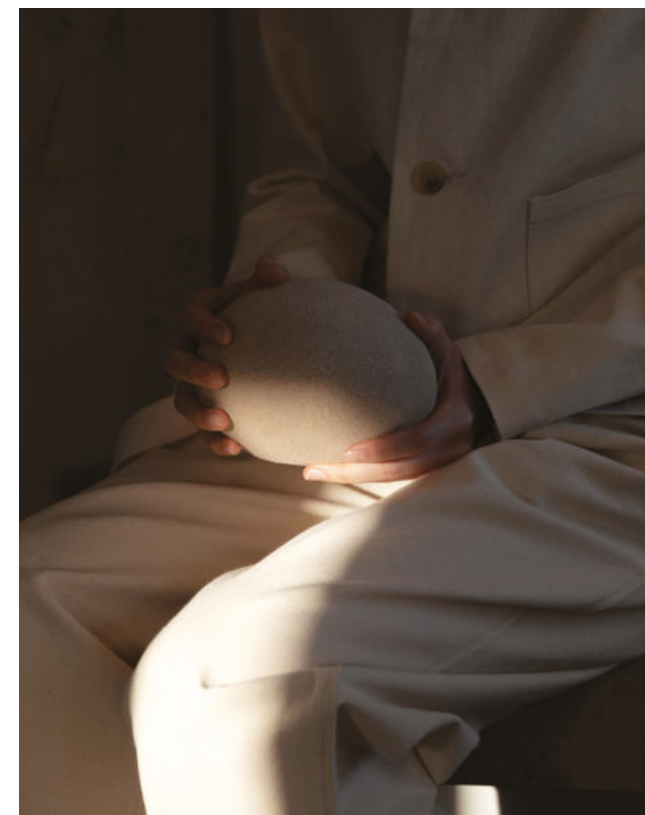
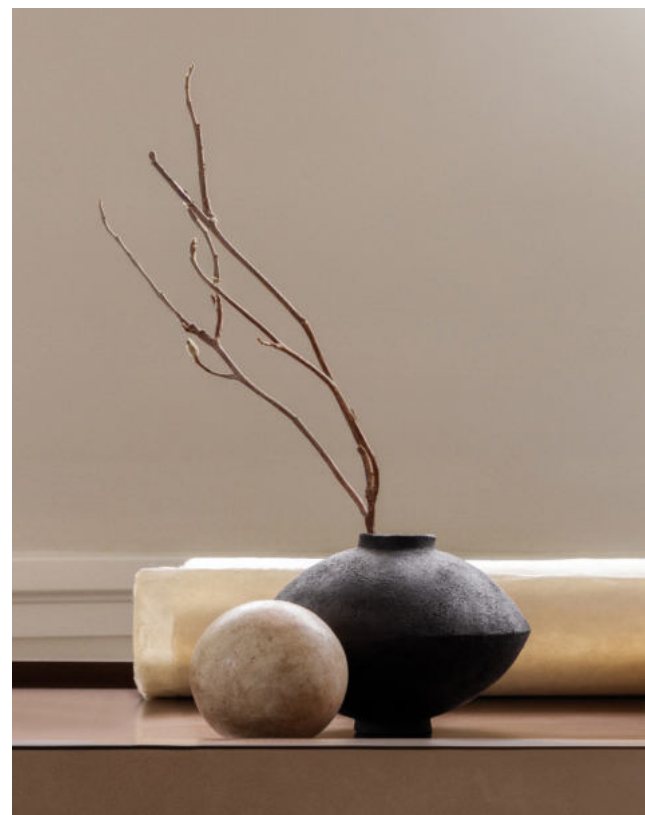


CONALI

RESIDENCE

37B Agias Filotheis St., Platy Aglantzias, Nicosia





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37B Agias Filotheis St.

Platy Aglantzias

GREEN Properties Land Developers has created a two-storey boutique building featuring four unique apartments in one of the most premium areas of Nicosia. Each residence offers

spacious interiors comparable to the amenities of a detached house.

The expansive terraces provide stunning views of the main street in the area, creating a sense of freedom and brightness. Additionally, each apartment includes two covered parking spaces with provision for electric vehicle charging, while all residents have access to the communal gym.

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

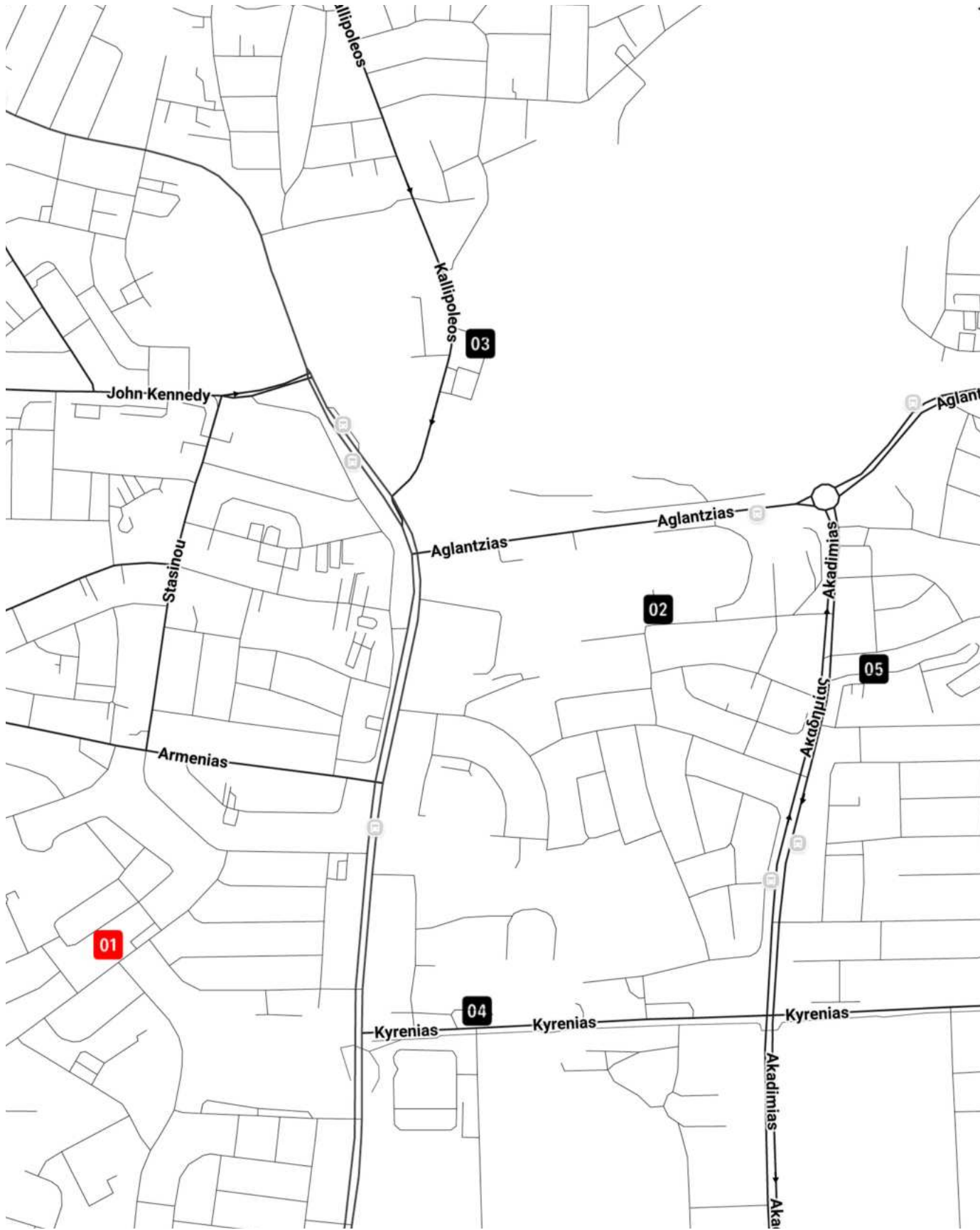
Apartment Dimension	115 m ² -140 m ²
Bedrooms	2-3



Project

Features

- Large terraces
- Large Energy Efficient windows
- Security door with perimeter locking mechanism
- Unobstructed view
- Air conditioners (split units) installed in bedrooms and living room
- Underfloor heating with LG heat pump
- Solar Water Heater
- NET METERING photovoltaic system installed for each apartment
- Free interior design service by an interior designer
- Energy class A certificate
- Thermal insulation to minimise energy loss
- Italian kitchen and kitchen cabinets
- Excellent quality ceramics and sanitary ware from established European factories
- 2 Covered parking spaces for each apartment with provision for car charging in each space
- Storage room for every apartment
- Gym



Project

Location

CONALI Residence, located in Platy Aglantzias, Nicosia, Cyprus, offers residents easy access to the area's natural beauty. Just minutes away from the University of Cyprus and the beautiful urban forest Alsos Akadimias, it is ideal for families seeking a comfortable and high-quality lifestyle.

A
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- 01. | Your home (Platy Aglantzias)
- 02. | Conference room Philoxenia
- 03. | Academy grove
- 04. | Traffic pipeline park
- 05. | University of Limassol



Architecture

The architecture of the residence features a modern two-storey design with just four spacious apartments, offering the comfort of a detached home. Large terraces overlook the street, enhancing natural light and views, while practical elements like double parking with EV charging and a shared gym add to everyday convenience.

Minimal

Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless

Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.

Living Room

Conali Project

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.

*Some features included in the renders are upgraded

Bedroom

Conali Project

Experience peace and luxury in your bedroom!

Designed for comfort and relaxation, our bedrooms feature high-quality materials.

The quiet, cozy space invites you to enjoy restful sleep and tranquility, creating a perfect retreat from the everyday hustle. It's your personal haven for relaxation and rejuvenation.

*Some features included in the renders are upgraded



Conali Project

Ground Floor

Ground Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces	Roof Garden
-	-	GF	-	-	-	-	-



Conali Project

First floor

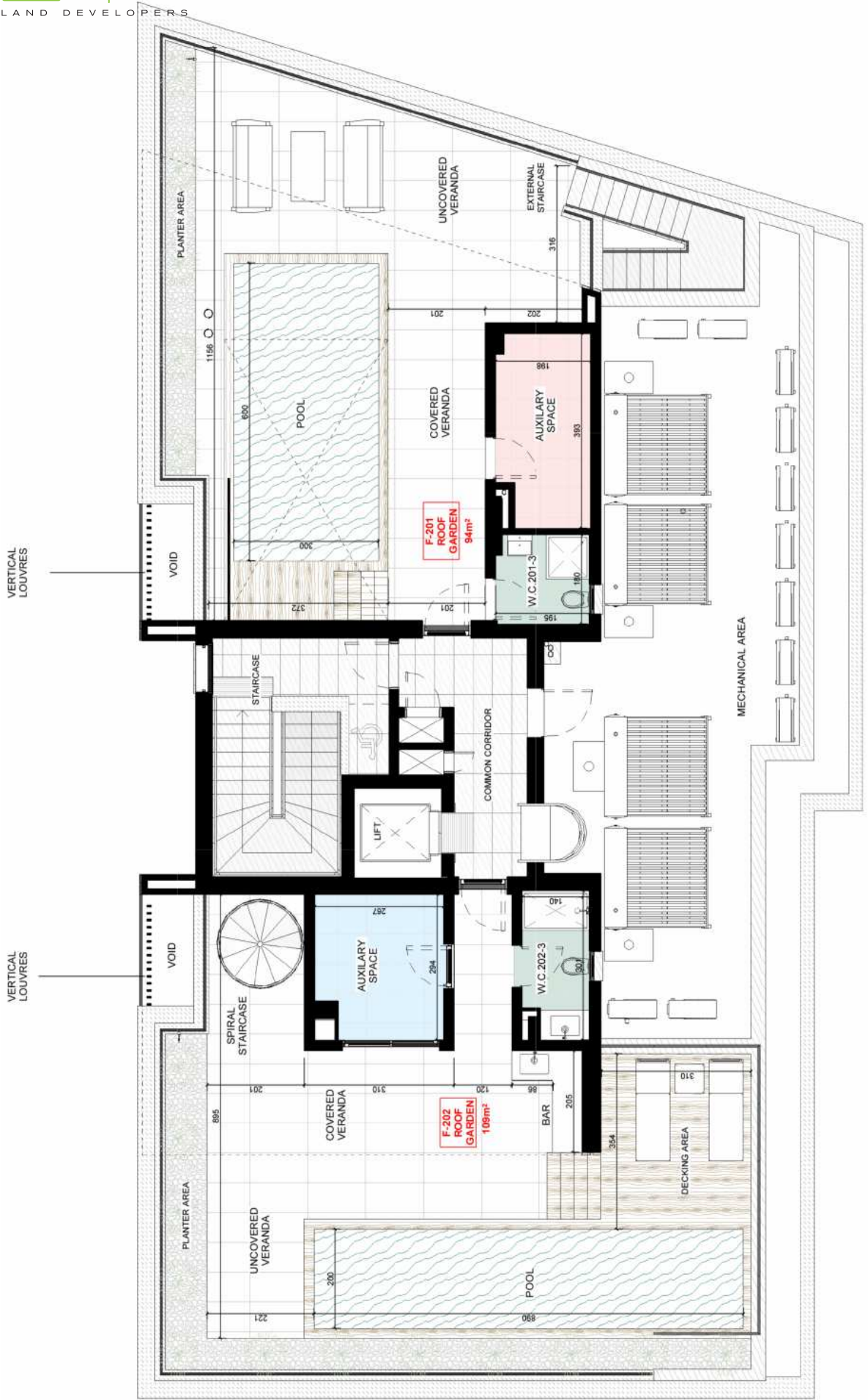
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces
101 Apartment	114sqm	1	3	3	26sqm	2
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces
102 Apartment	92sqm	1	2	2	23sqm	2



Conali Project

Second Floor

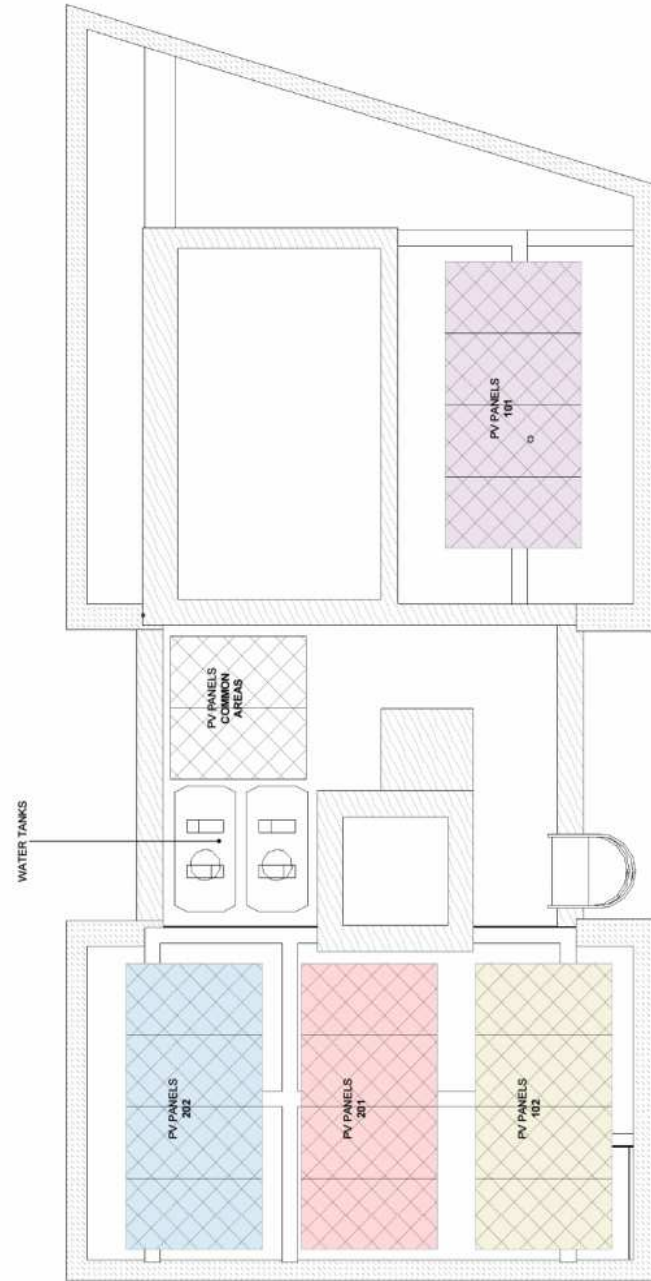
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces	Roof Garden
201 Apartment	98sqm	2	2	2	40sqm	2	94sqm
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces	Roof Garden
202 Apartment	92sqm	2	2	2	21sqm	2	109sqm



Conali Project

Roof Garden

Roof Garden	Internal Area	Floor	Pool	Bathrooms
201 Apartment	94sqm	-	18sqm	1
Roof Garden	Internal Area	Floor	Pool	Bathrooms
202 Apartment	109sqm	-	17.8sqm	1



Conali Project

PV Panels & Water Tanks



GREEN Properties

Land Developers

GREEN Properties Land Developers is a privately owned and fully integrated real estate company based in Cyprus with offices also based in Athens, Thessaloniki and Crete. Making use of its extensive experience in real estate development, acquisitions, investments and constructions, the company oversees a portfolio of energy-efficient, modern buildings while delivering maximum quality and excellent design for a comfortable and happy life.

Our “GREEN” identity is present from the first stage of construction, responsibly using natural building materials, aiming to drastically reduce the environmental footprint through the adoption of energy efficient and renewable energy technologies.



Green Identity

The green philosophy that our company follows, can be found in all our projects.

Energy efficiency is improved, by taking advantage of all property orientations for natural light and installing a photovoltaic system with net metering for shared power.

Additionally, the installation of 10cm thick thermal façade throughout the property's outer shell and the use of energy-efficient aluminum frames contribute to reducing energy loss and minimizing the environmental footprint.

CONALI RESIDENCE



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