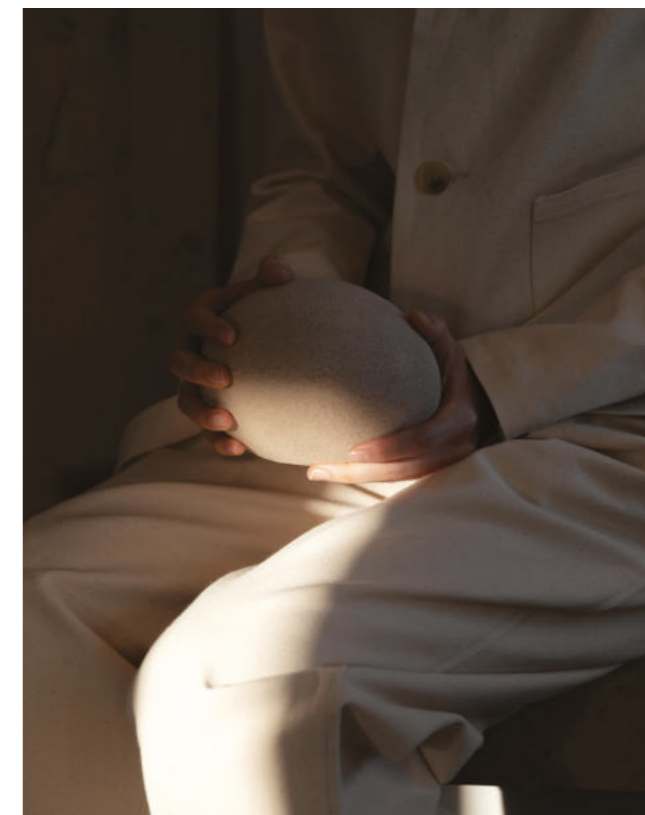
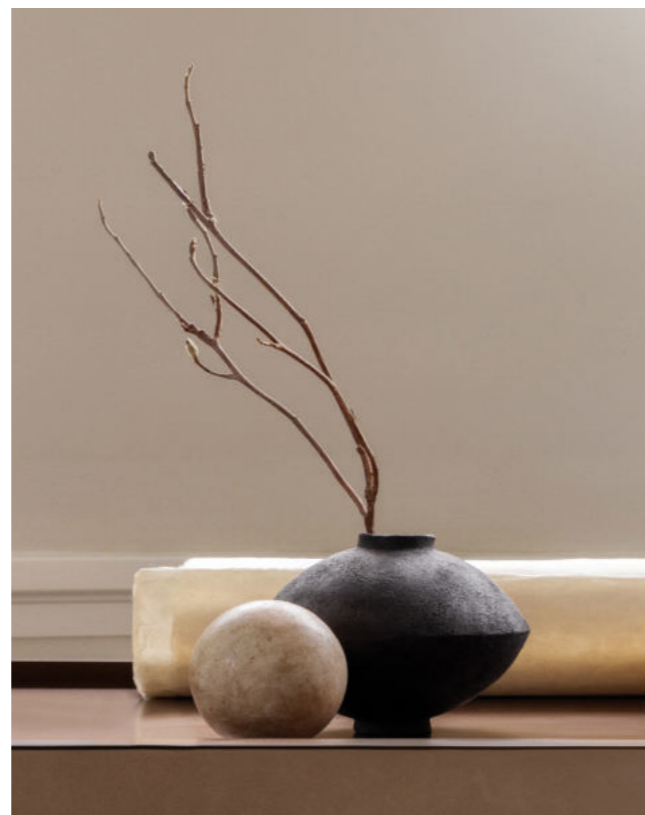




EUPHORIA RESIDENCE

7 Agion Theodoron St., Latsia Nicosia





EUPHORIA
RESIDENCE



7 Agion Theodoron St.

Latsia

In one of the most beautiful areas of Nicosia, in Latsia, with easy and fast access to the highway and the city center, GREEN Properties Land Developers offers you an ideal three-storey apartment property, consisting of 8 luxury apartments of energy efficiency A.

The apartments have comfortable interiors, spacious bedrooms, large terraces with unobstructed views and auxiliary terraces for excellent functionality.

GREEN Properties Land Developers offers you modern energy properties, delivering maximum quality and design for a comfortable and quality life.

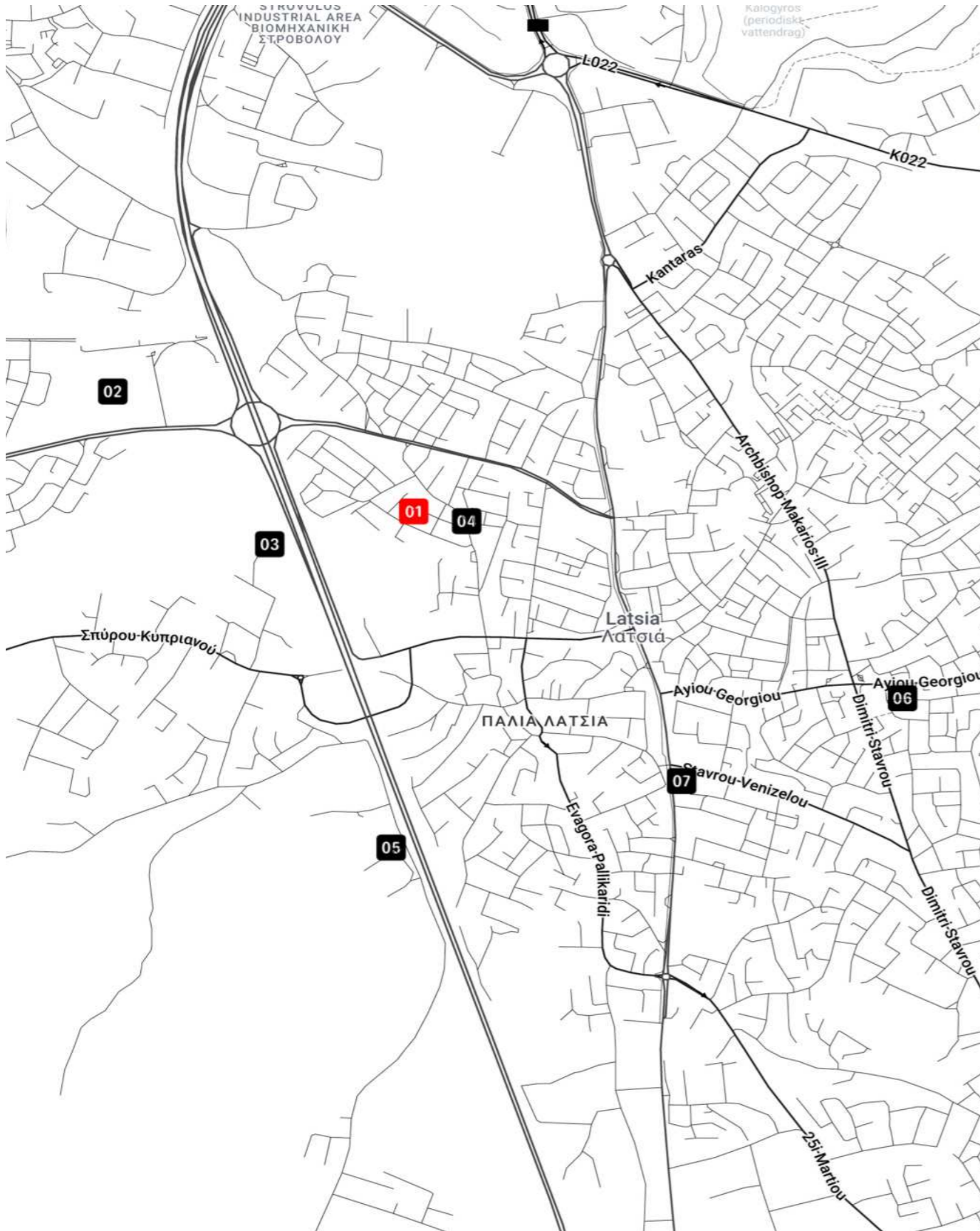
Apartment Dimension	87.5 m ² -130 m ²
Bedrooms	2 - 3



Project

Features

- Large energy windows
- Large terraces
- Security door with perimeter locking mechanism
- Unobstructed view
- Solar Water Heater
- Installed Air Conditioners (split units) in bedrooms and living room
- Solar Water Heater
- Installed NET METERING photovoltaic system for shared electricity
- Free interior design service by interior designer
- Thermal insulation – Thermal facade to minimise energy loss
- Energy class A certificate
- Italian kitchen and kitchen cabinets
- Excellent quality ceramics and sanitary ware from established European factories
- Parking space and storage room for every apartment



Project

Location

Latsia, located just 7 kilometers southeast of Nicosia, offers a peaceful suburban environment with easy access to the city center. The area has seen rapid development and now features modern infrastructure, including the Mall of Cyprus and the GSP Stadium.

A
R
E
A

- 01.
Your home (7 Agion Theodoron St.)
- 02.
GSP Stadium
- 03.
Lemon Park
- 04.
Government Office
- 05.
Cyprus Pedagogical Institute
- 06.
Latsia hospital
- 07.
Open University of Cyprus



Architecture

The architecture of the building combines modern design with functionality, featuring spacious apartments, large bedrooms and expansive terraces with unobstructed views. Energy-efficient features ensure both luxury and sustainability, creating a comfortable and stylish living environment.

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

EUPHORIA 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

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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



Ground Floor

Internal Area

Floor

Bedrooms

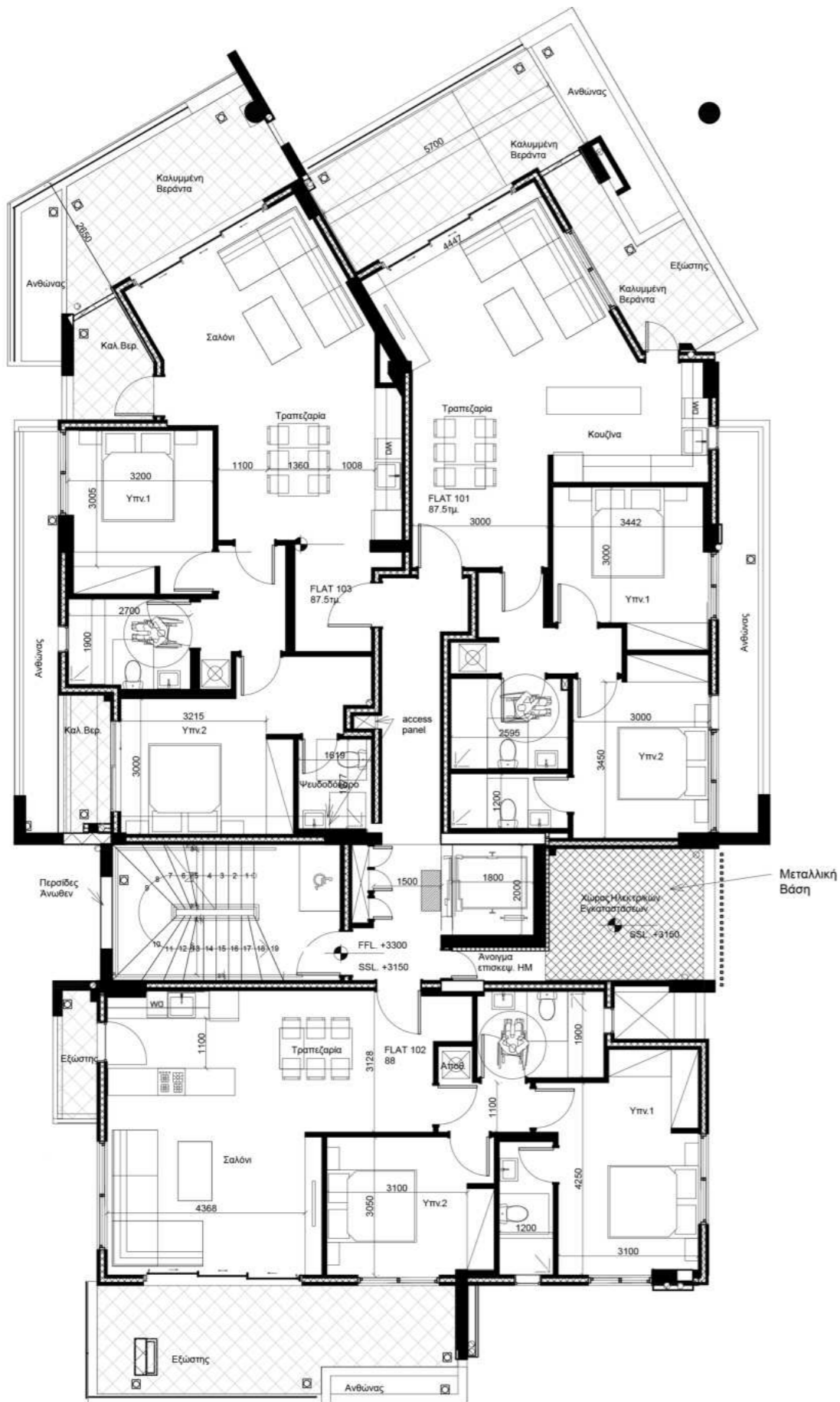
Bathrooms

Storage Room

4. Parking Spaces

Extras

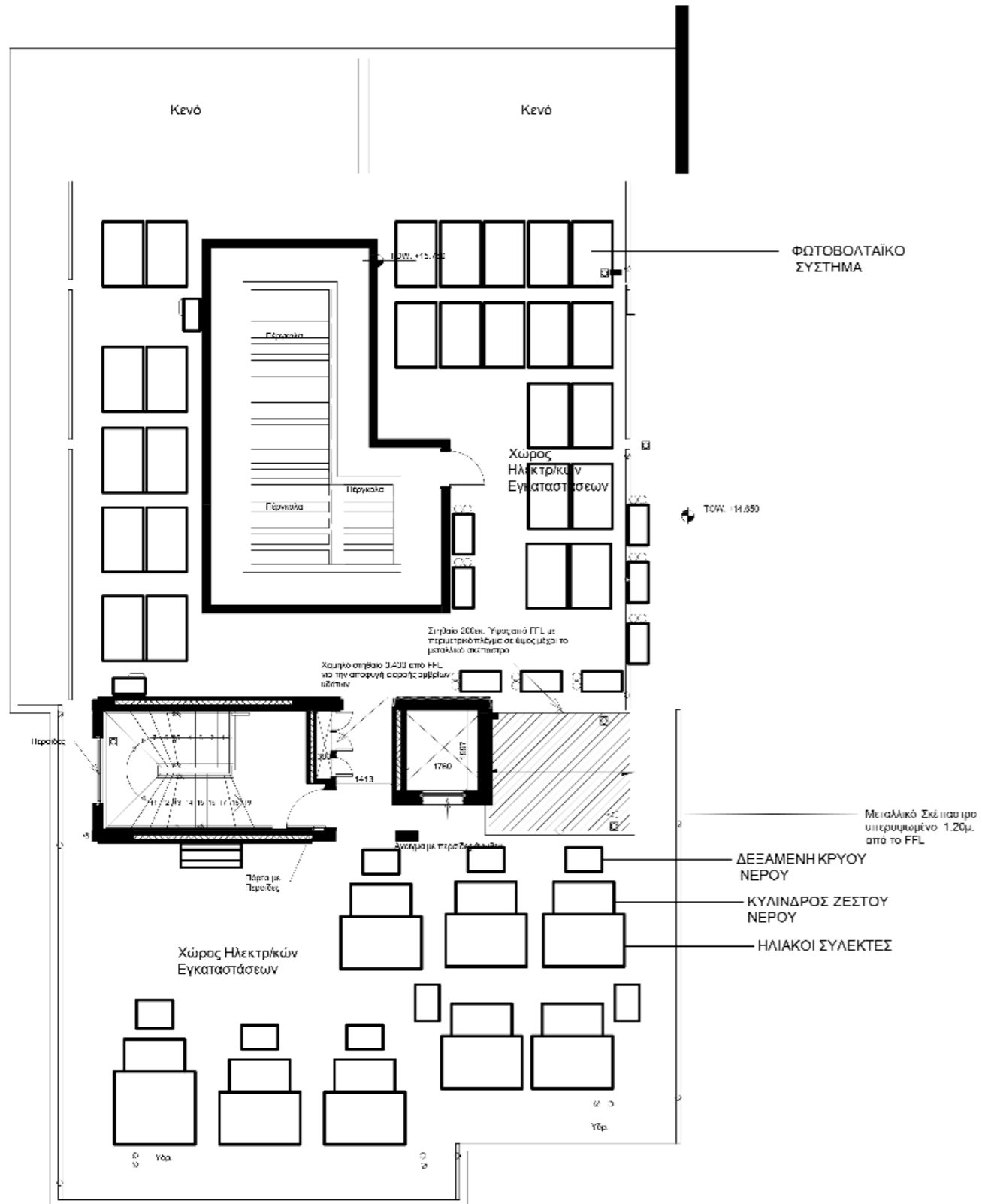
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2nd Floor

2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Storage Room	Parking Spaces	Extras
201 Apartment	81.5sqm	2	2	2	1	2	



EUPHORIA Project Roof

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.



EUPHORIA RESIDENCE



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