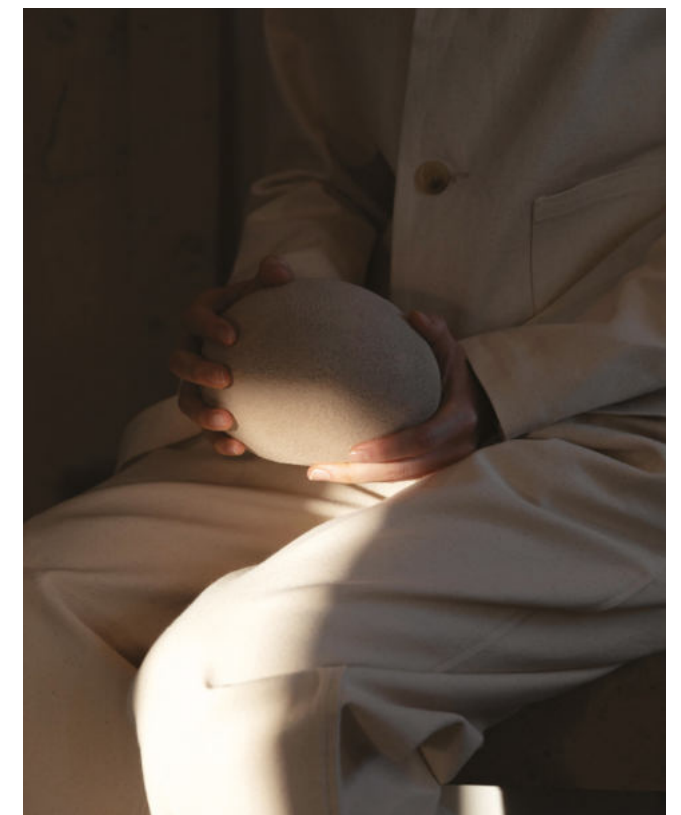
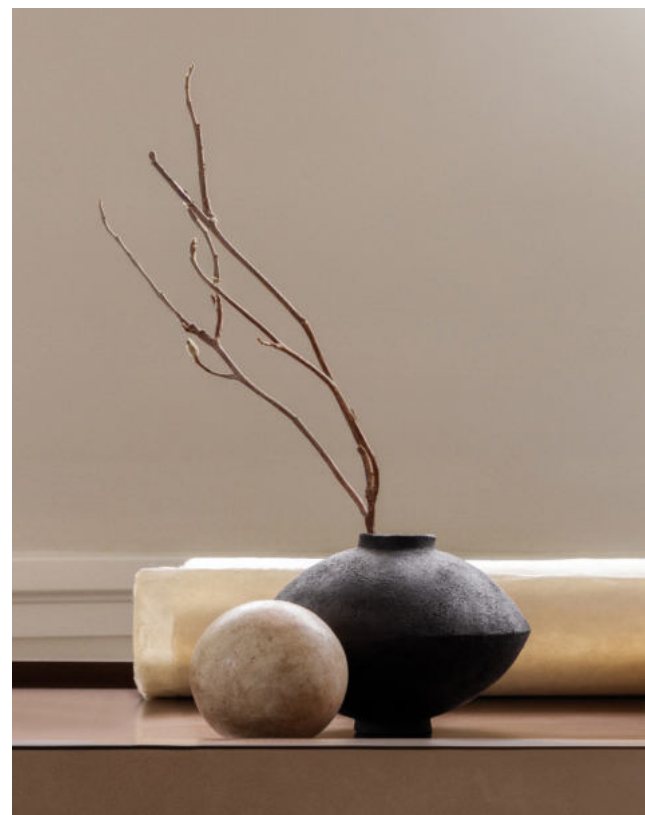




IVVIE

RESIDENCE

10 Mesolongiou st., Agios Demetrios, Strovolos, Nicosia





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10 Mesolongiou st.

Strovolos

In one of the most beautiful areas of Nicosia, in Agios Dimitrios Strovolos, with quick access to the city centre, GREEN Properties proposes an ideal four-storey building consisting of four luxury A energy efficiency apartments.

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

GREEN Properties Land Developers offers you energy-efficient, modern properties, with high quality and design for a comfortable and quality life!

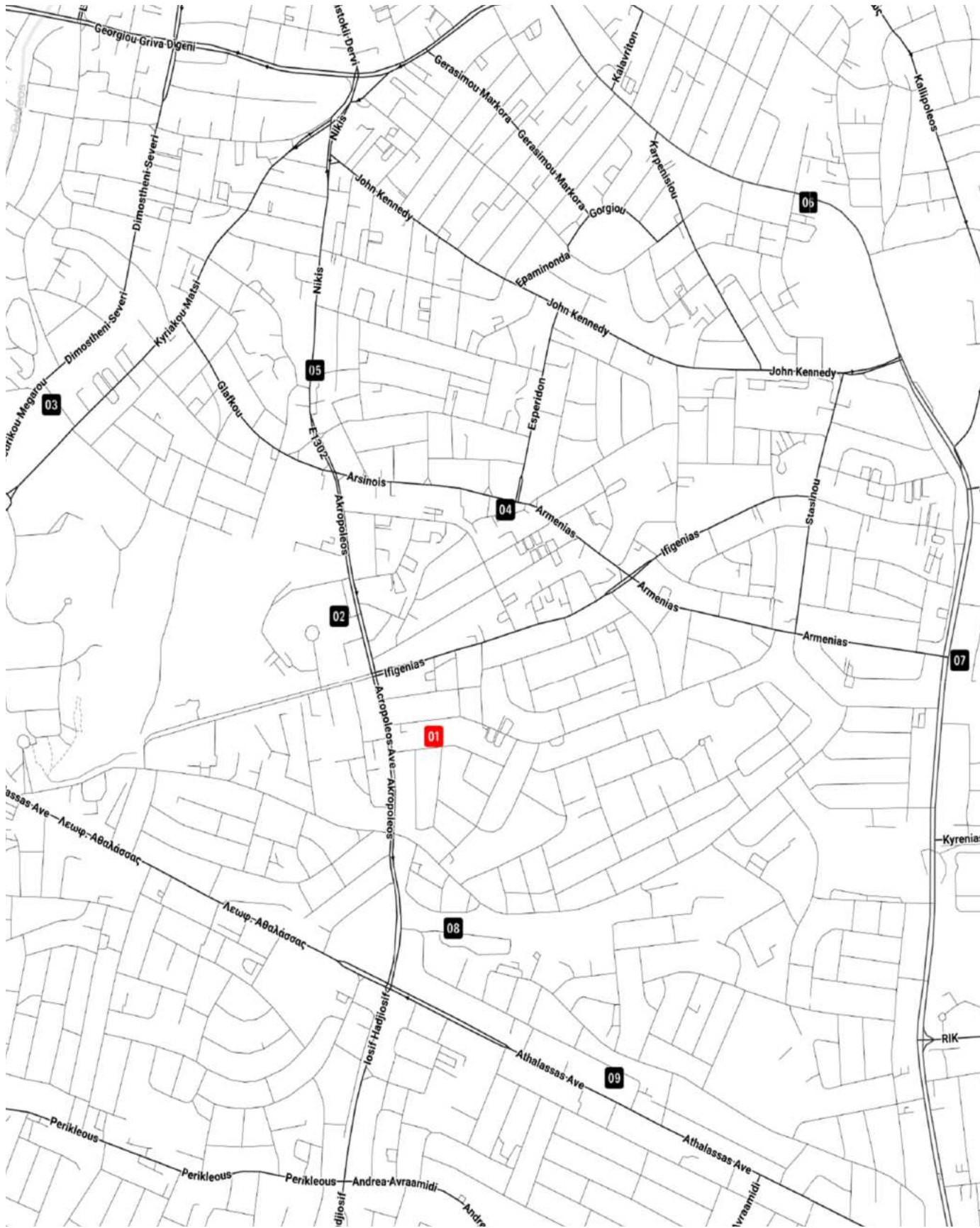
Apartment Dimension	149 m ² -160 m ²
Bedrooms	3



Project

Features

- Large terraces
- Large Energy Efficient windows
- Security door with perimeter locking mechanism
- Unobstructed view
- Installed Air Conditioners (split units) in bedrooms and living room with energy efficiency A+++
- Underfloor heating with LG heat pump
- Solar Water Heater
- Installed NET METERING photovoltaic system for shared electricity
- Free interior design service by interior designer
- Energy class A certificate
- Thermal insulation – Thermal facade to minimise energy loss
- Italian kitchen and kitchen cabinets
- Excellent quality ceramics and sanitary ware from established European factories
- Covered parking with provision for car charging in every space
- Installed jacuzzi on the covered terrace on the 4th floor
- Storage room for every apartment



Project

Location

The area is home to the Municipal Park of Agios Dimitrios, a green space ideal for relaxation and outdoor activities. Residents benefit from proximity to key amenities, including the Archbishop Makarios III Hospital and the Bank of Cyprus Oncology Centre. The neighborhood is also near the Makarios III Amphitheatre, a venue for cultural events.

- 01. Your home (STROVOLOS)
- 02. Makareio Children's Hospital
- 03. Ministry of Foreign Affairs
- 04. Ministry of Education, Culture, Sport & Youth
- 05. Pandoras Park
- 06. Civil Registry and Migration Department
- 07. Deputy Ministry of Tourism
- 08. Acropolis Park
- 09. Ministry Of Justice & Public Order

A
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A



Architecture

This unique building brings together master sophistication, modern flair, and time-honored architectural excellence that reflects the essence of contemporary living. Characterized by sleek lines, minimalist forms, and the use of high-quality materials the building commits to both aesthetic appeal and practicality. The interplay of light and space is carefully orchestrated, creating an atmosphere of openness and serenity.

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

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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

Jacuzzi

IVVIE Project

A luxurious Jacuzzi offers the perfect setting to relax and enjoy breathtaking panoramic views of the skyline. Whether you're soaking in the warm bubbles under the sun or relaxing beneath the stars, this space promises an unforgettable experience.

*Some features included in the renders are upgraded

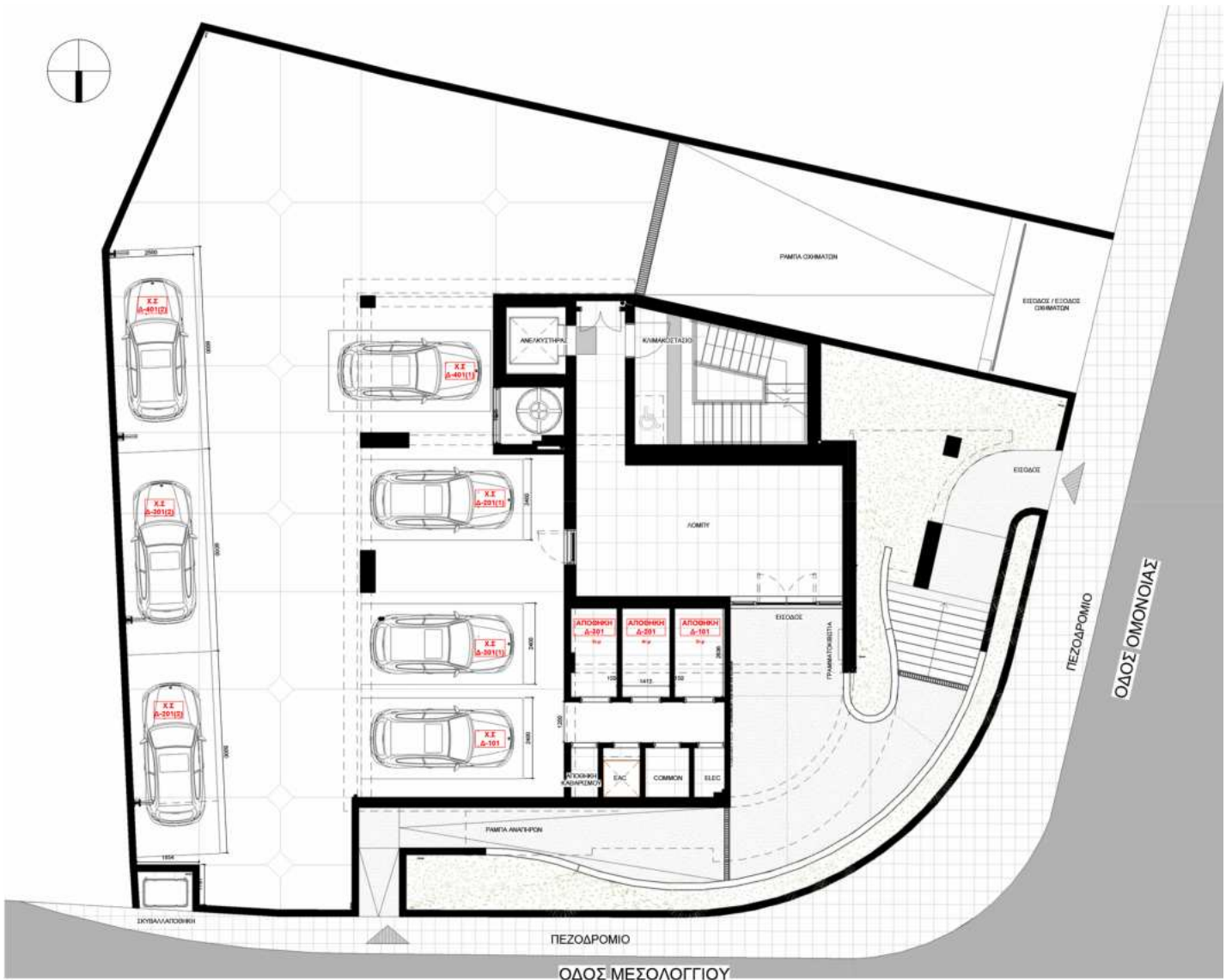
Bedroom

IVVIE 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



IVVIE Project

Ground Floor

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



IVVIE Project
1st Floor

1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Office Room	Warehouse	Parking Spaces
101 Apartment	149sqm	1	3	3	1	1	1



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2nd Floor

2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Maid's Room	Warehouse	Parking Spaces
201 Apartment	160sqm	2	3	4	1	1	2



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3rd Floor

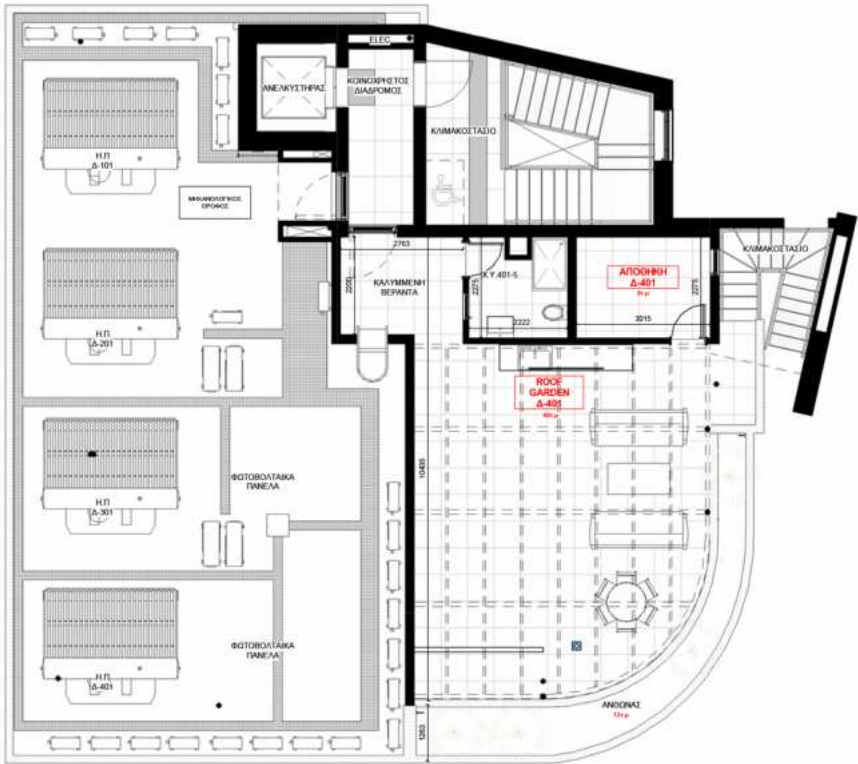
3rd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Maid's Room	Warehouse	Parking Spaces
301 Apartment	160sqm	3	3	4	1	1	2



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4th Floor

4th Floor	Internal Area	Floor	Bedrooms	Bathrooms	Maid's Room	Warehouse	Parking Spaces
401 Apartment	160sqm	4	3	4	1	1	2



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Roof Garden

	Internal Area	Floor	Bathrooms
401 Apartment	-	-	1

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.



IVVIE RESIDENCE



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