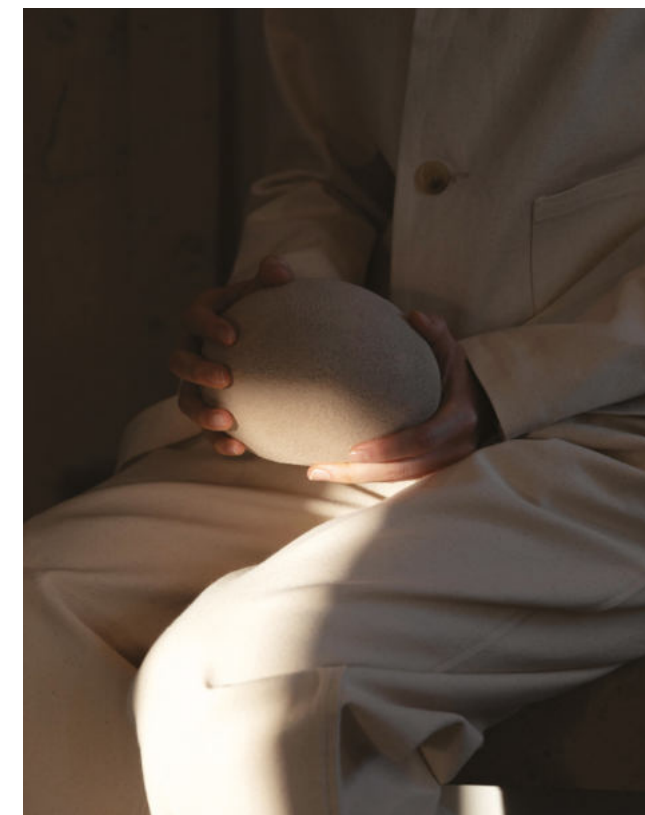
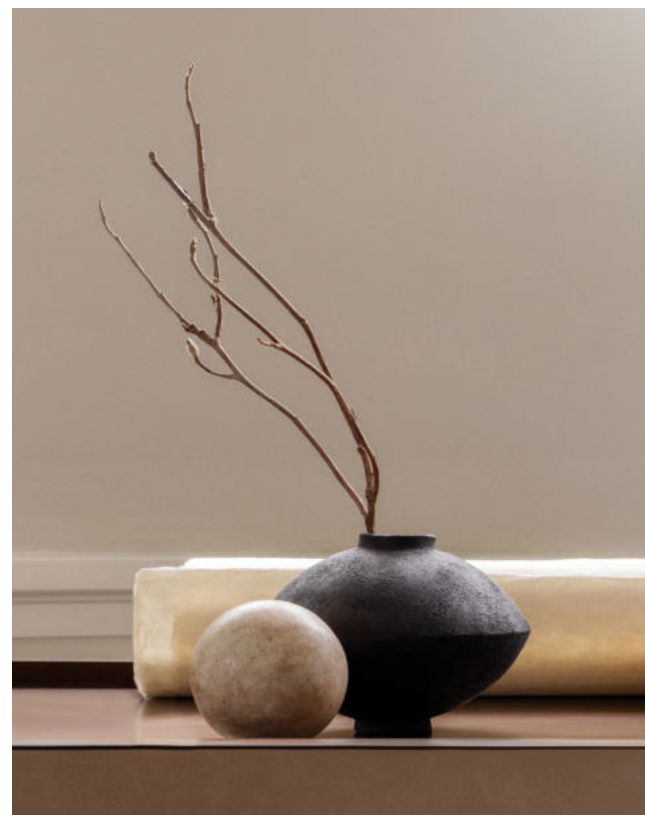


# NEXUS

R E S I D E N C E

Asinou st., Aglantzia, Nicosia







NEXUS  
RESIDENCE



# NEXUS RESIDENCE



Asinou st.

## Aglantzia

In one of the most prestigious areas of Nicosia, on Asinou Street (1048), GREEN Properties Land Developers presents NEXUS Residence, a new residential complex with high aesthetics and an A+ energy efficiency rating.

The development consists of 12 modern apartments, ranging in size from 50 to 125 square meters, with 1-3 bedrooms.

The apartments feature large openings for natural light and unobstructed views, underfloor heating, installed air conditioning, secure armored doors, and photovoltaic systems

with net metering. Each residence includes a spacious storage room, covered parking space with provisions for electric vehicle charging, and the location ensures easy access to the center of Nicosia and the highway.

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

Apartment Dimension	50 m <sup>2</sup> - 125 m <sup>2</sup>
Bedrooms	1 - 3



Project

# Features

Energy-efficient aluminum systems with high levels of thermal and sound insulation

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Large openings to maximize views

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Secure armored door with perimeter locking mechanism

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Underfloor water heating with LG heat pump for 2 and 3-bedroom apartments

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Air conditioners (split units) installed in bedrooms and living room

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Underfloor heating with LG heat pump

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Solar Water Heater

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Photovoltaic systems with net billing system

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Modern building with minimalistic aesthetics

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Italian kitchen and cabinetry

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Automatic building lighting system

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Covered parking spaces

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Storage room for every apartment

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## Project

# Location

The residence is situated in a peaceful residential area that offers both tranquillity and convenience. The neighborhood provides easy access to the city center and major roadways, making commuting straightforward. Nearby, residents can enjoy green spaces, local amenities and cultural attractions, creating a balanced environment for daily living.

A  
R  
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A

- 01. | Your home (Asinou st.)
- 02. | Filoxenia Conference Center
- 03. | Alsos Forest
- 04. | University of Cyprus
- 05. | University of Cyprus Library





# Architecture

The architecture of NEXUS Residence combines modern design with functionality, featuring spacious interiors and large windows that maximize natural light and views. The building is energy-efficient, with A+ rating features like underfloor heating, air conditioning, and photovoltaic systems. Practical elements like secure parking with EV charging provisions and ample storage complete the design, ensuring comfort and 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

NEXUS 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

NEXUS 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



NEXUS Project

# Underground Floor

Ground Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
-	-	UF	-	-	-	-	-





NEXUS Project

# Ground Floor

Ground Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
-	-	GF	-	-	-	-	-



NEXUS Project  
1st Floor

1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
101 Apartment	88sqm	1	2	2	✓	✓	✓
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
102 Apartment	50sqm	1	1	1	✓	✓	✓
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
103 Apartment	50sqm	1	1	1	✓	✓	✓
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
104 Apartment	55sqm	1	1	1	✓	✓	✓





NEXUS Project  
2nd Floor

2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
201 Apartment	88sqm	2	2	2	✓	✓	✓
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
202 Apartment	50sqm	2	1	1	✓	✓	✓
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
203 Apartment	50sqm	2	1	1	✓	✓	✓
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
204 Apartment	55sqm	2	1	1	✓	✓	✓



NEXUS Project  
3rd Floor

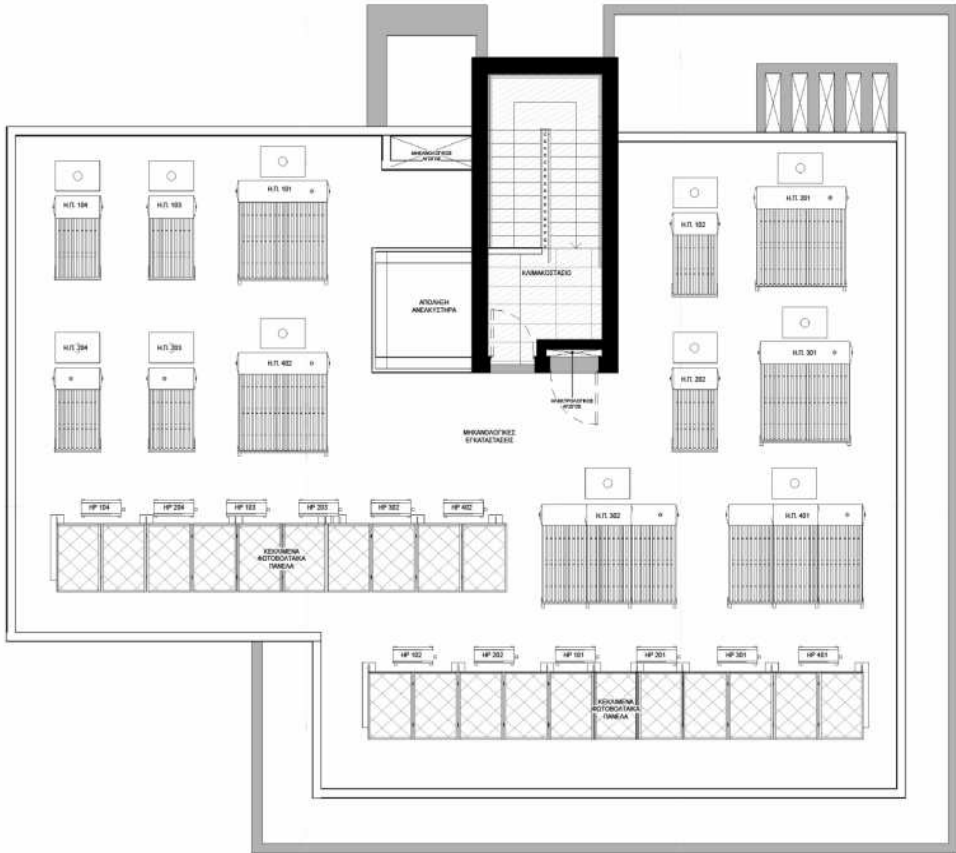
3rd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
301 Apartment	88sqm	3	2	2	✓	✓	✓
3rd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
302 Apartment	125sqm	3	3	3	✓	✓	✓





NEXUS Project  
**4th Floor**

4th Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
401 Apartment	90sqm	4	2	2	✓	✓	✓
4th Floor	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
402 Apartment	118sqm	4	3	3	✓	✓	✓



NEXUS Project  
**Roof**

Roof	Internal Area	Floor	Bedrooms	Bathrooms	Garden	Parking Spaces	Storage Room
-	-	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.



# NEXUS RESIDENCE



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