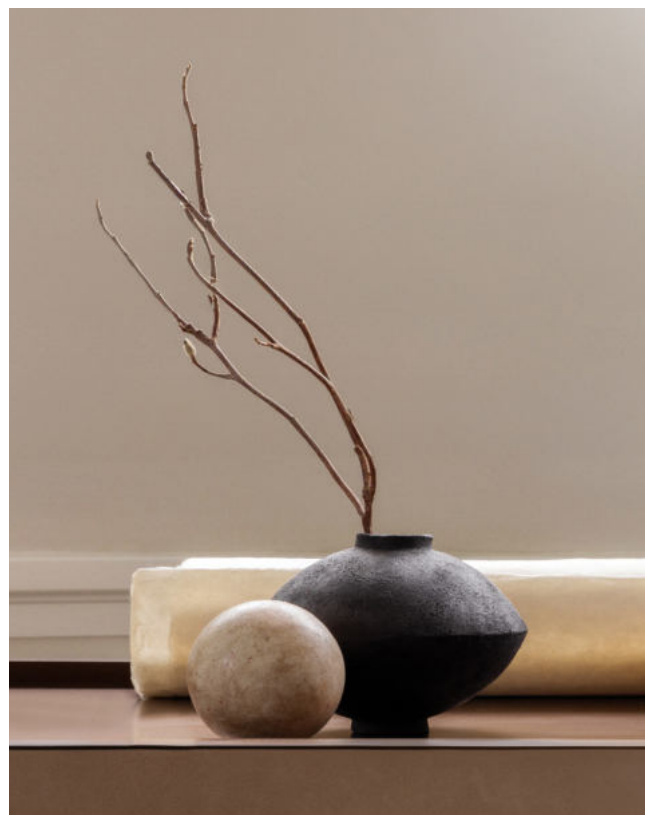


Thea RESIDENCE

2 Agiou Spyridonos St., Lykavittos, Nicosia Cyprus





Thea Residence

Thea
RESIDENCE

Thea RESIDENCE



2 Agiou Spyridonos St.

Lykavittos

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!

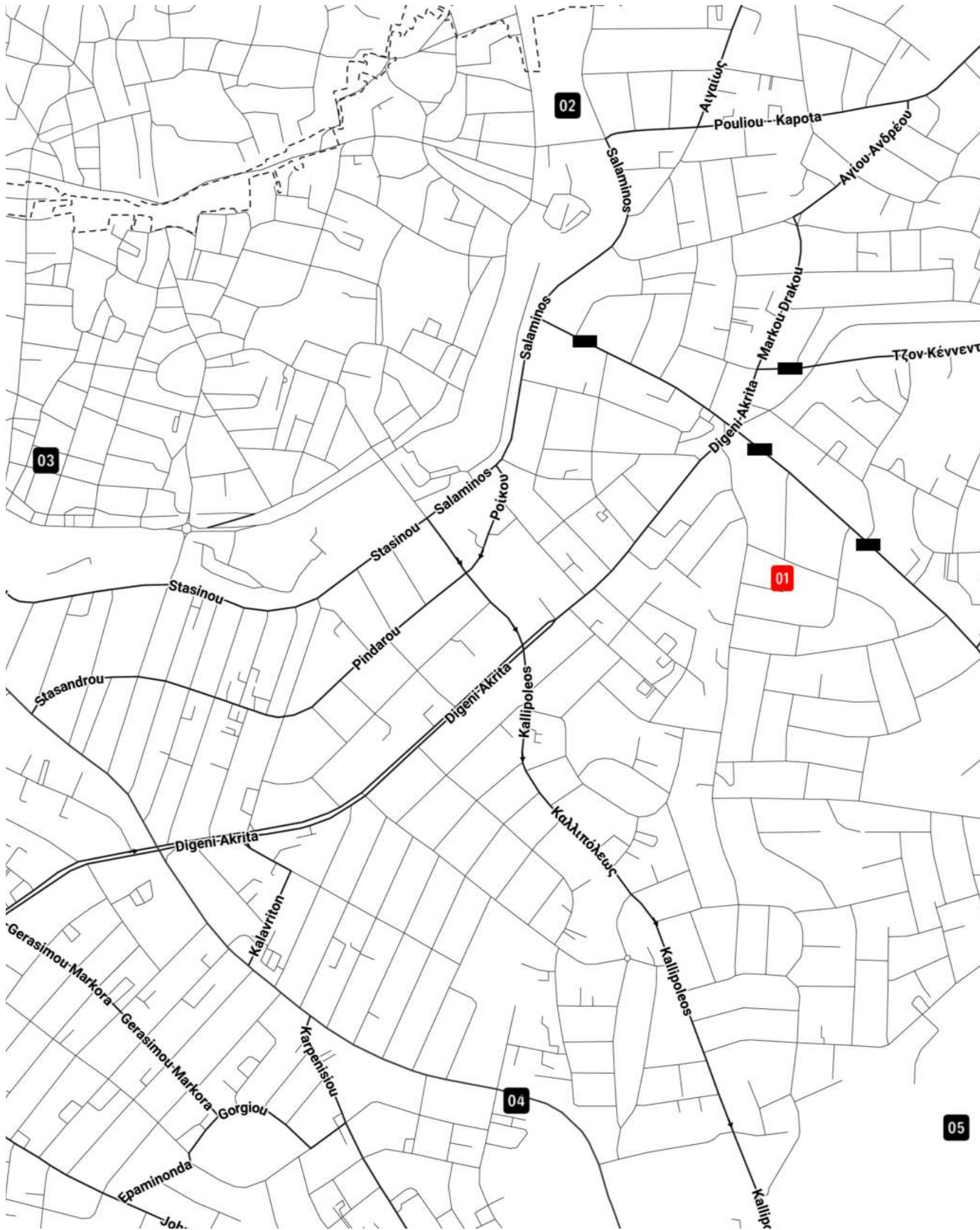
| | |
|---------------------|---|
| Apartment Dimension | 83 m ² -141.5 m ² |
| Bedrooms | 2-3 |



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
- 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 of ceramics and sanitary ware from recognized European factories
- Parking space and storage room for every apartment



Project

Location

The neighborhood is also within walking distance to the University of Cyprus and the English School, as well as close to major landmarks like the Nicosia Municipal Gardens and the Ministry of Finance. With excellent public transport links and direct access to major roads, this location combines urban living with convenience and comfort.

01. |

Your home (2 Agiou Spyridonos St.)

02. |

Toufexi Park

03. |

Leventis Municipal Museum of Nicosia

04. |

Civil Registry and Migration Department

05. |

Also Forest



Architecture

The architecture of the building features a modern three-storey design with clean lines, spacious interiors, and large terraces. Energy-efficient materials and thoughtful layout ensure a stylish, comfortable, and sustainable living experience.

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

Kitchen

Conali Project

Discover your dream kitchen! With modern appliances, spacious countertops, and excellent functionality, our kitchen blends style and practicality. The lighting and ergonomic design create the perfect space for daily meals and culinary adventures. Enjoy cooking in a space that inspires and delights, making every meal a special experience.



*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

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.

Thea RESIDENCE



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