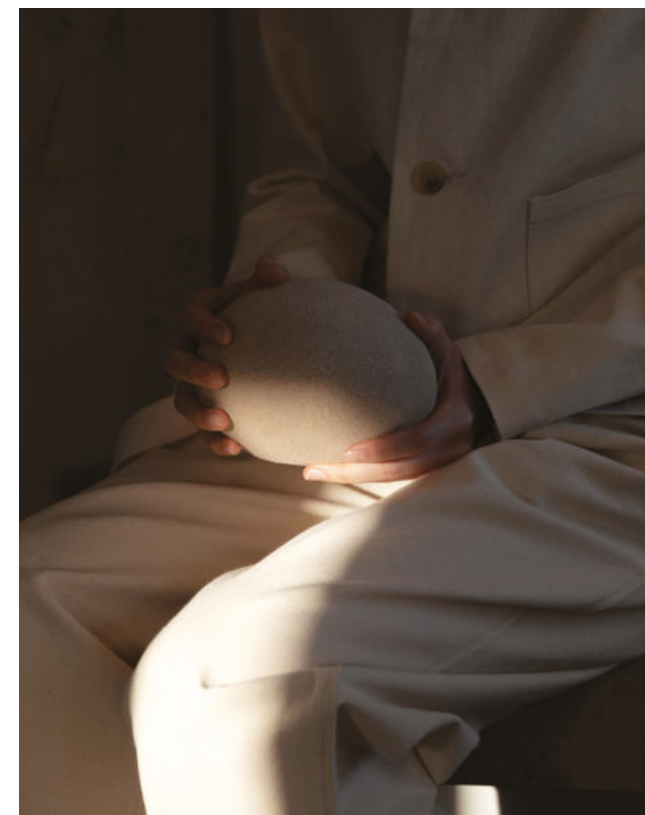
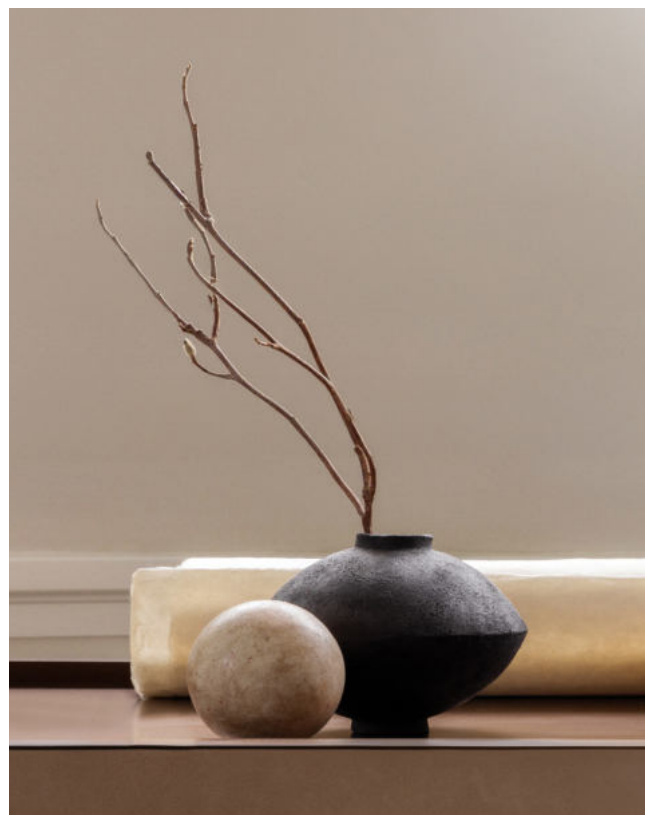


# TRIANGLE

## RESIDENCE

37A Agias Filotheis St., Platy Aglantzias, Nicosia







TRIANGLE  
RESIDENCE

TRIANGLE  
RESIDENCE



# TRIANGLE RESIDENCE

P  
R  
O  
J  
E  
C  
T



37A Agias Filotheis St.

# Platy Aglantzias

In one of the most beautiful areas of Nicosia, with quick access to the city centre, GREEN Properties Land Developers features TRIANGLE Residence, an ideal two-storey apartment building consisting of four A energy efficient luxury apartments.

The apartments have spacious interiors, spacious bedrooms, large main and auxiliary verandas for excellent functionality.

GREEN Properties Land Developers offers you energy efficient, modern buildings, delivering the highest quality and design for a comfortable and quality life.

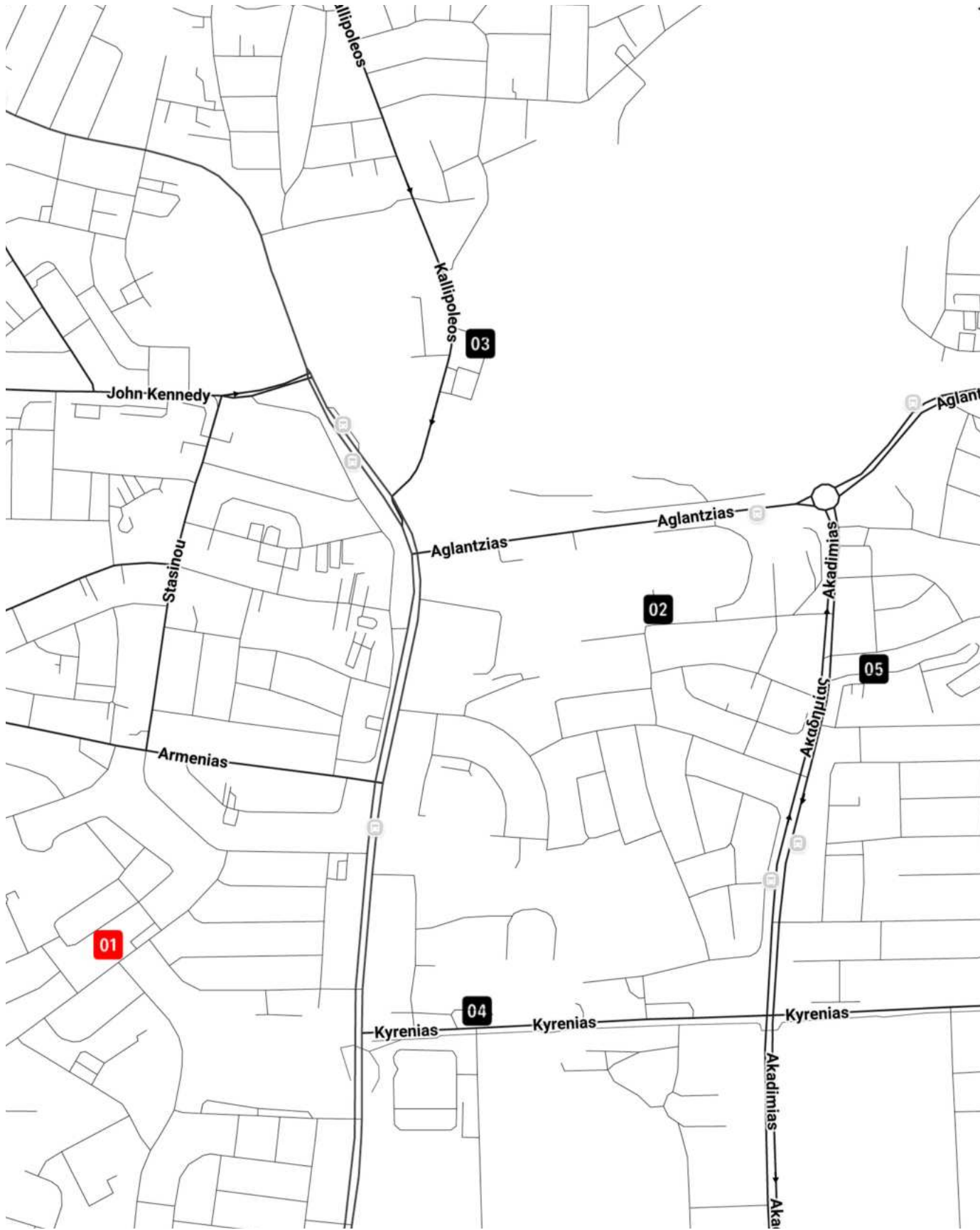
Apartment Dimension	95 m <sup>2</sup> - 138 m <sup>2</sup>
Bedrooms	2 - 3



Project

# Features

- Large terraces
- Large Energy Efficient windows
- Security door with perimeter locking mechanism
- Air conditioners installed in bedrooms and living room, energy efficiency A+++
- Underfloor heating with LG heat pump
- Solar Water Heater
- Installed photovoltaic NET METERING system for each apartment and shared electricity
- 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



Project

# Location

The 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  
R  
E  
A

- 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 building showcases a modern two-storey design with a sleek façade and spacious interiors. The apartments feature large bedrooms and expansive verandas for enhanced functionality, while energy-efficient elements ensure a sustainable and comfortable 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

Triangle 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

Triangle 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





# Ground Floor

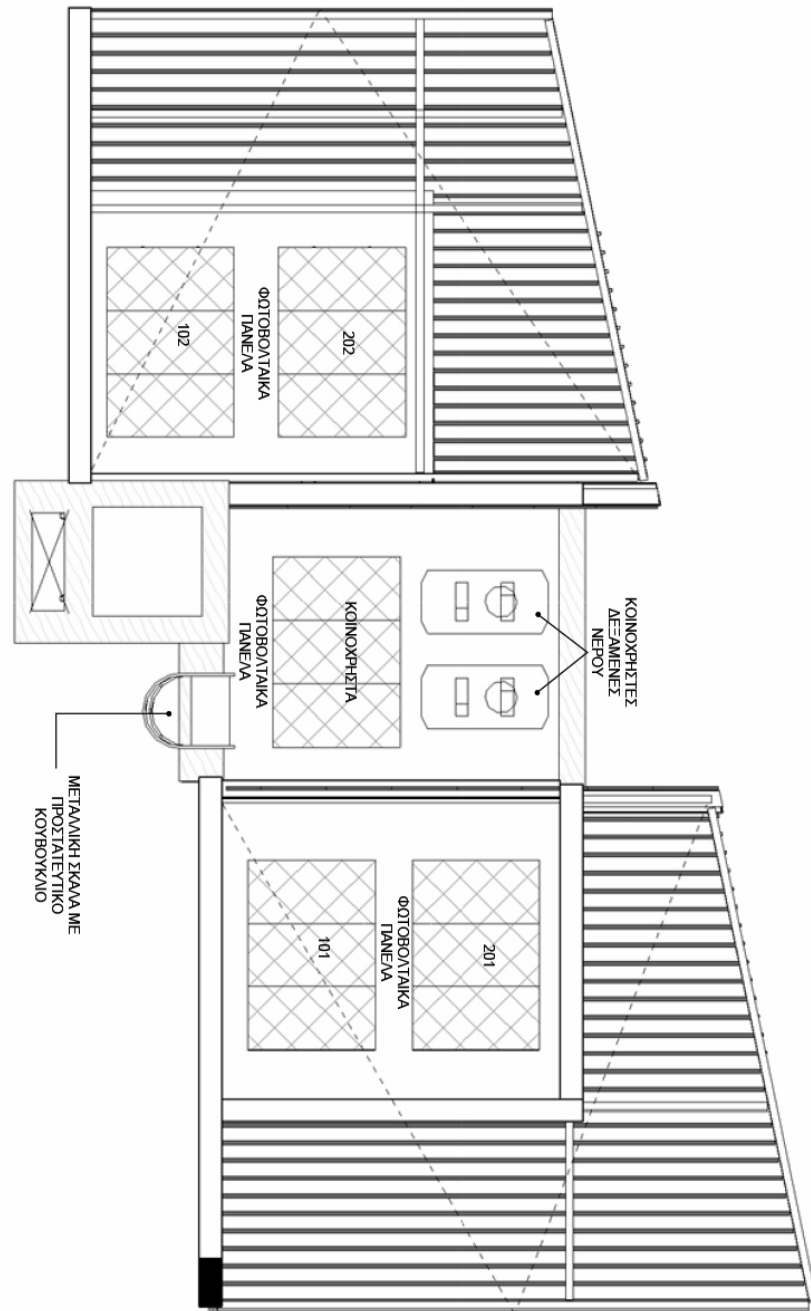
Ground Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces	Roof Garden
-	-	GF	-	-	-	-	-





Triangle Project  
**1st Floor**

1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Covered Veranda	Parking Spaces
101 Apartment	138sqm	1	3	3	35sqm	2



Triangle 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.



# TRIANGLE RESIDENCE



Address: 48 Akropoleos Ave., Strovolos  
2012, (4<sup>TH</sup> & 5<sup>TH</sup> floors)  
Nicosia, Cyprus

Email: [cy@greenpropertiesdc.com](mailto:cy@greenpropertiesdc.com)

Website: [www.greenpropertiesdc.com/cyprus](http://www.greenpropertiesdc.com/cyprus)

Telephone: (+357) 22 33 60 04

Address: 14 Georgiou A, Potamos  
Germasogeias, 4047  
Limassol, Cyprus

Email: [cy@greenpropertiesdc.com](mailto:cy@greenpropertiesdc.com)

Website: [www.greenpropertiesdc.com/cyprus](http://www.greenpropertiesdc.com/cyprus)

Telephone: (+357) 25 33 60 14

