

Rachele Property

PROUDLY PRESENTS

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# RACHELE RESIDENCE

*elegant functionality*



# INSPIRING YOUR EVERYDAY

The building is unique in terms of elegant design, unparalleled functionality, together with the highest quality materials and finishes. The choice of location makes it ideal, due to the array of amenities nearby.

***3-floor building 9 unique flats***

*#InspiredLifestyle*



# ABOUT THE PROJECT

The project aims at a 3-floor building, consisting of 9 unique flats. One independent two-bedroom apartment, a two-bedroom and a one-bedroom apartment complete each floor. The building is under construction, situated in a corner plot that is right next to the premises of the University of Nicosia. Actual distance from the main entrance of the University is 500 meters, that way giving easy access to it. The building is unique in terms of elegant design, unparalleled functionality together with the highest quality of construction materials and finishes. The choice of location provides an exceptional living experience for the tenants, due to the array of amenities nearby and it being accessible from various areas.

Each apartment has a dedicated covered parking space and a storage room at the ground floor of the building. The security of the building is prioritised and was taken highly into account during the design process, in order to provide the highest sense of privacy and safety for the tenants at all times. The interior of the apartments offers a mixture of functional areas without compromising privacy.

The spacious living rooms and kitchens are complemented by excellent facilities and provisions, that ensure a wonderful living experience for a small family or an individual tenant.

The building is designed from a contemporary point of view, with added touches of luxury that invite the eye to roam in the beautiful details, starting with the entrance and all the way to up to the top floor. Rachele Residences is an excellent choice simply as a living space or as an investment.



# RESIDENCE LOCATION

## Surrounding Area

The area of the project is one of the most promising in terms of potential, and with the highest demand within Nicosia. Since the project will have the entrance of the university of Nicosia right at its doorstep, it will have a competitive advantage to other areas of Nicosia. More than 11.000 people are expected to move in the next couple of years, including students, creating a lively but residentially-focused area. Rachele Residences is less than 500 square meters away from the Mall of Engomi, which offers a huge variety of shops, restaurants, coffee shops and other amenities.

Additionally it is less than 800 square meters from the main street of '28th of October', which includes popular restaurants, pubs and amenities such as grocery shops and gyms, that way ensuring the future tenants will enjoy every facility needed in very close proximity to their residence, giving them a comfortable, high quality lifestyle. Just outside the immediate neighbourhood, within 2 kilometres away, there are hospitals, Hotels, Casinos and an even larger range of coffee shops and restaurants for the tenants to choose from.

## Future of the Area

The expansion plan of the University of Nicosia is moving according the plan, and within the next three to four years, the new Medical School will be ready to accept its first students. The project has been assigned to an international Architect's Office, that has already initiated the design process. Additionally, Cyprus' first Veterinary school, also part of the University of Nicosia is expected to be completed within the next three years. Therefore there is an expected peak in the demand for apartments in the area.

Rachele Residence will undoubtedly be an ideal option for residing or renting, due to its unique location, functional interior spaces, concise and therefore and easy to manage building.



# BUILDING SHOWCASE

## MATERIALS

The team of experts committed to the project demanded the highest quality materials to be used both for the fundamental construction as well as the interior and exterior finishes. The two walls at the entrance of the building will create a stunning facade of fair faced concrete, rising up above 11 meters of height. Thermal Aluminium will provide effective insulation. The Verandas will be finished with glass and the entrance with the best quality marble. In addition to the luxurious materials, another prime element of the building will be its Indoor garden. Rachele Residences allows for the full experience of contemporary living, in an urban environment.



### 01 EXTERIOR

The project demanded the best quality materials to be used for the construction.

### 02 KITCHEN

Kitchens are sleek and beautifully designed, yet practical and ergonomic.

### 03 GARDEN

The Indoor garden is among the prime features Rachele Residence will offer to its tenants.

### 04 LIVING ROOM

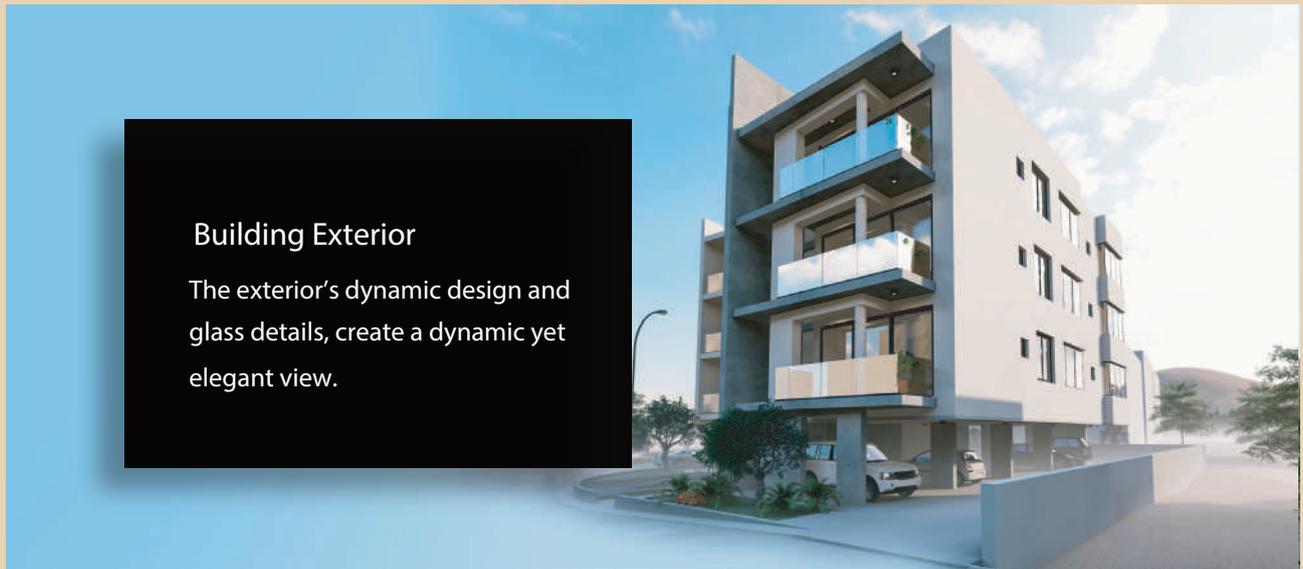
The living rooms are designed, with the modern lifestyle taken into account.

### 05 PARKING, STORAGE

Each apartment has a dedicated parking space and a storage room at the ground floor of the building.

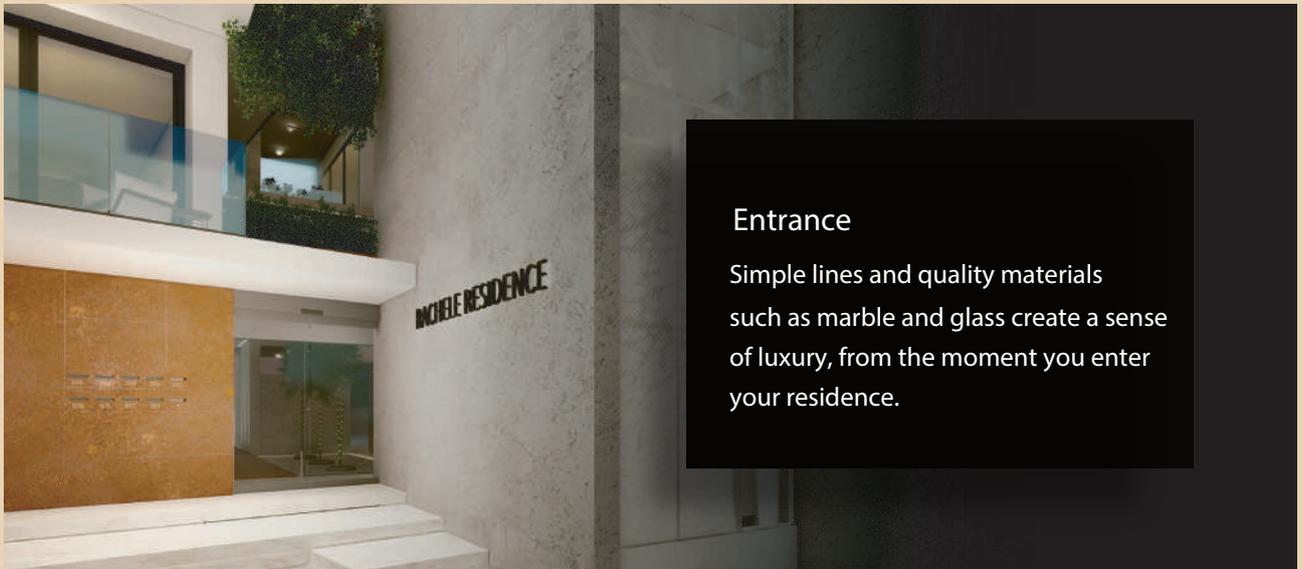
### 06 BATHROOM

The bathrooms are completed with highest quality materials, ensuring hygiene and practicality.



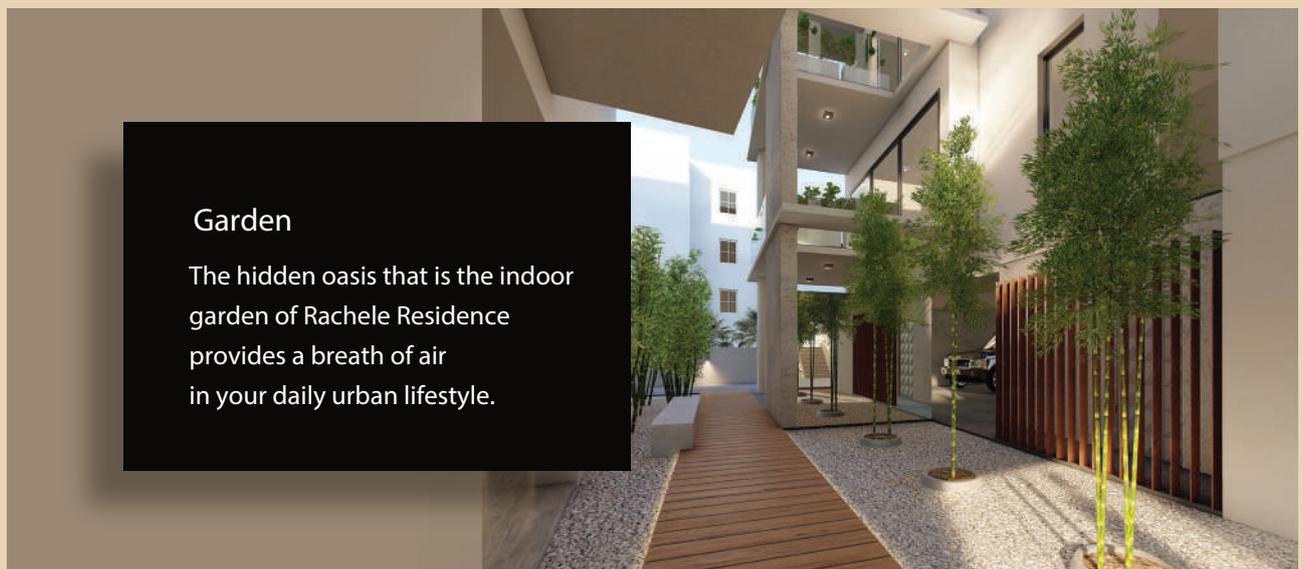
### Building Exterior

The exterior's dynamic design and glass details, create a dynamic yet elegant view.



### Entrance

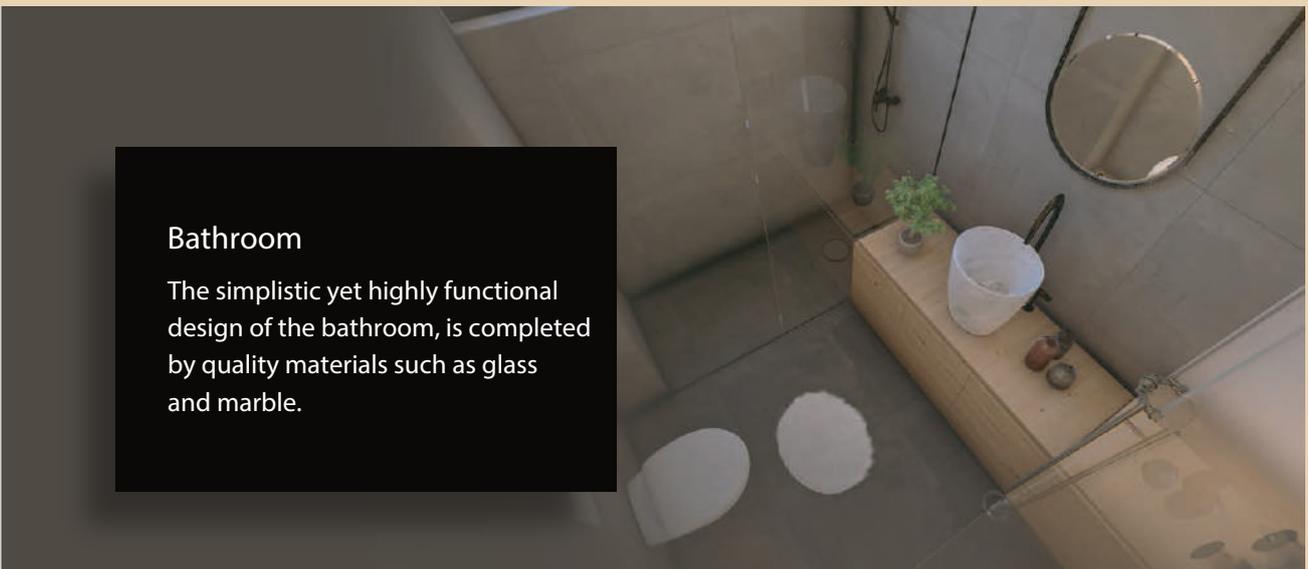
Simple lines and quality materials such as marble and glass create a sense of luxury, from the moment you enter your residence.



### Garden

The hidden oasis that is the indoor garden of Rachele Residence provides a breath of air in your daily urban lifestyle.

\* All the above interior images are optional and they represent adaptations of possible result.



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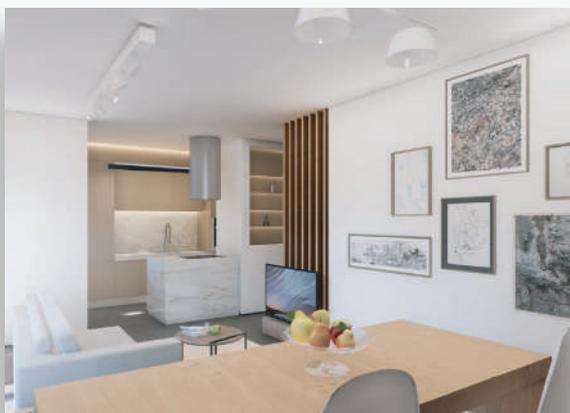
# APARTMENTS



**The open plan kitchen and living room are designed with a contemporary lifestyle in mind.**



**The large windows of the living room area will not only allow in the light, but also increase the sense of open space ensuring a relaxing atmosphere.**



**All functional aspects of the apartment, such as lights and electrical installations will use the latest technology, ensuring an effortless everyday life**

*#InspiredLifestyle*

# INVESTMENT & RESIDENTIAL OPPORTUNITY



Whether you are a first-time buyer, or an ambitious investor, the Engomi area is a fantastic choice that will attract your interest. It came to be a vibrant and lively area, partly due to the Universities, but also due to the number of Hotels, Hospitals, Malls and Satellite Casino located there. Engomi provides easy access to Troodos Mountain, as well to the coast of Cyprus, as it is linked to main highways. Rachele Residences will likely exceed the interested buyers' expectation, with its impeccable simplicity in addition to elegance and modern design. Rachele Residence is the best investment option for a local or foreign investor, since it offers fantastic potential for capital appreciation of the Asset, together with an excellent return on investment. Rental Yields of the area that Rachele Residence is situated are very high, that way providing a secure choice for future investors. The way in which the project combines luxury finishes with clean lines, ensures a comfortable living and an excellent investment option, as it will appeal to a wide variety of audiences.

## TEAM OF EXPERTS

Having the right team of experts committed to the project, is what ensures every aspect of it being completed to the highest standard. This is why we secured professionals that are the best in their field to be part of the team working towards the completion of Rachele Residence.

Skilled and knowledgeable in all areas of design, our team will utilise the prime location for the realisation of a unique result.



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VISIT OUR OFFICIAL WEBSITE

[www.goldheritage.com.cy](http://www.goldheritage.com.cy)

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## COMPLETION JUNE 2019

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CONTACT US/  
SCHEDULE A MEETING

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