

# LEVANDE RESIDENCE

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Upscale Urban

Luxury Apartments  
Studio, 1-2 & 3 bedroom  
Aglantzia / Satiriko Theatre



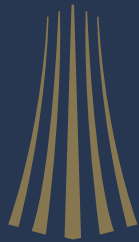
3 Propyleon Str.  
Nicosia 1048, Cyprus

*location*



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**GOLD HERITAGE**  
PROPERTIES

*together we  
develop lifestyle*



## LEVANDE RESIDENCE

The new breath of fresh air in the Aglantzia area of Nicosia.

With impeccable views of Pentadaktlylos Mountain Range on one side, and the Akadimias Park on the other, it promises to add balance and practicality to your everyday experience.

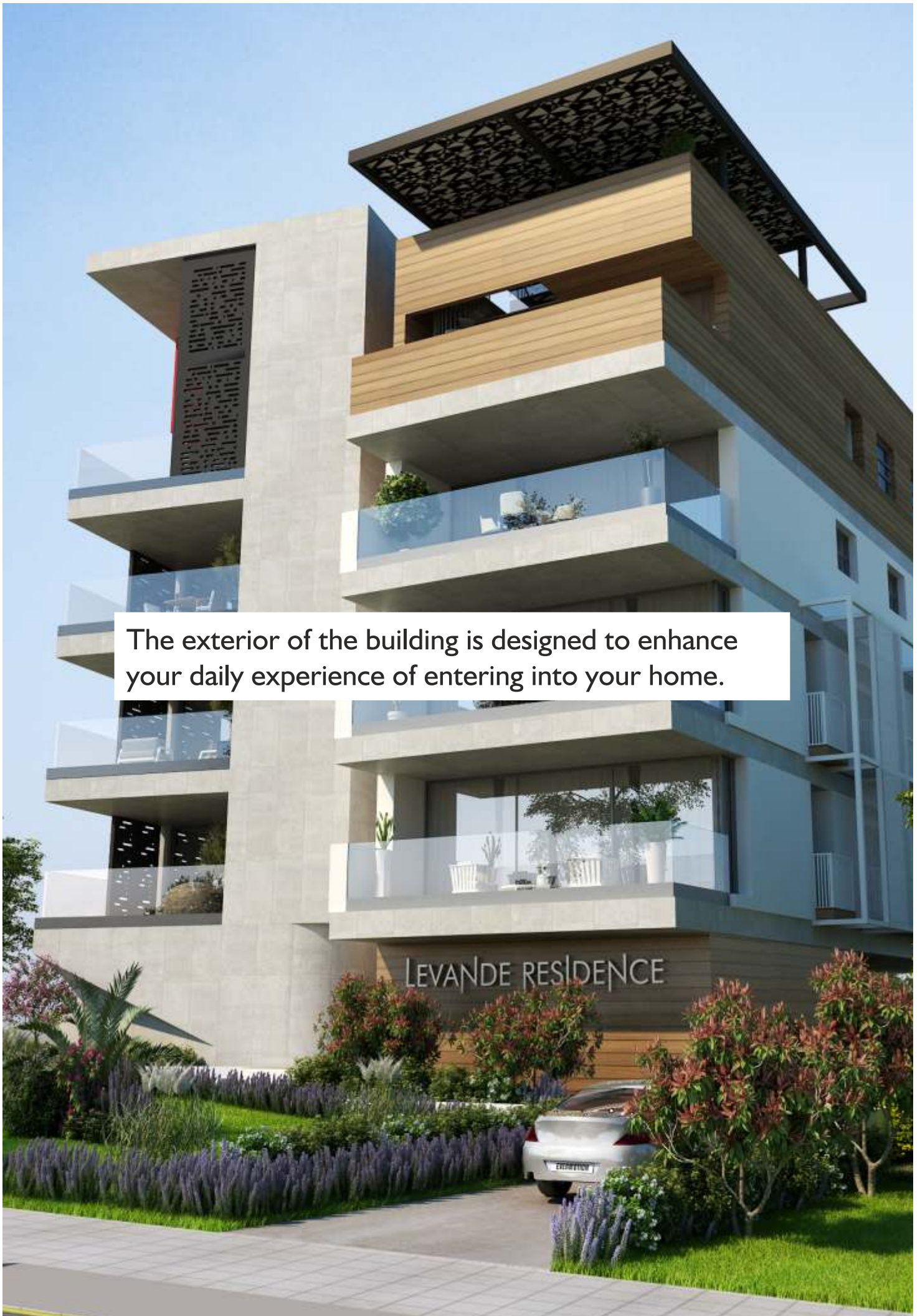
Located in close proximity to the Satiriko Theatre, it provides access to not only an array of amenities in the area, but also other parts of Nicosia and the highway.

The prime element of the estate is its excellent design, which has the need for a balanced and practical life at its core.

In terms of apartment types, there is an array of options on offer including studios, one-bedroom, two-bedroom and three-bedroom flats. Penthouses enjoy private roof gardens.

All apartments have a dedicated parking space, while some offer two parking spaces.





The exterior of the building is designed to enhance your daily experience of entering into your home.





The residence offers impeccable views of the Pentadaktylos Mountain Range and Akadimias Park.

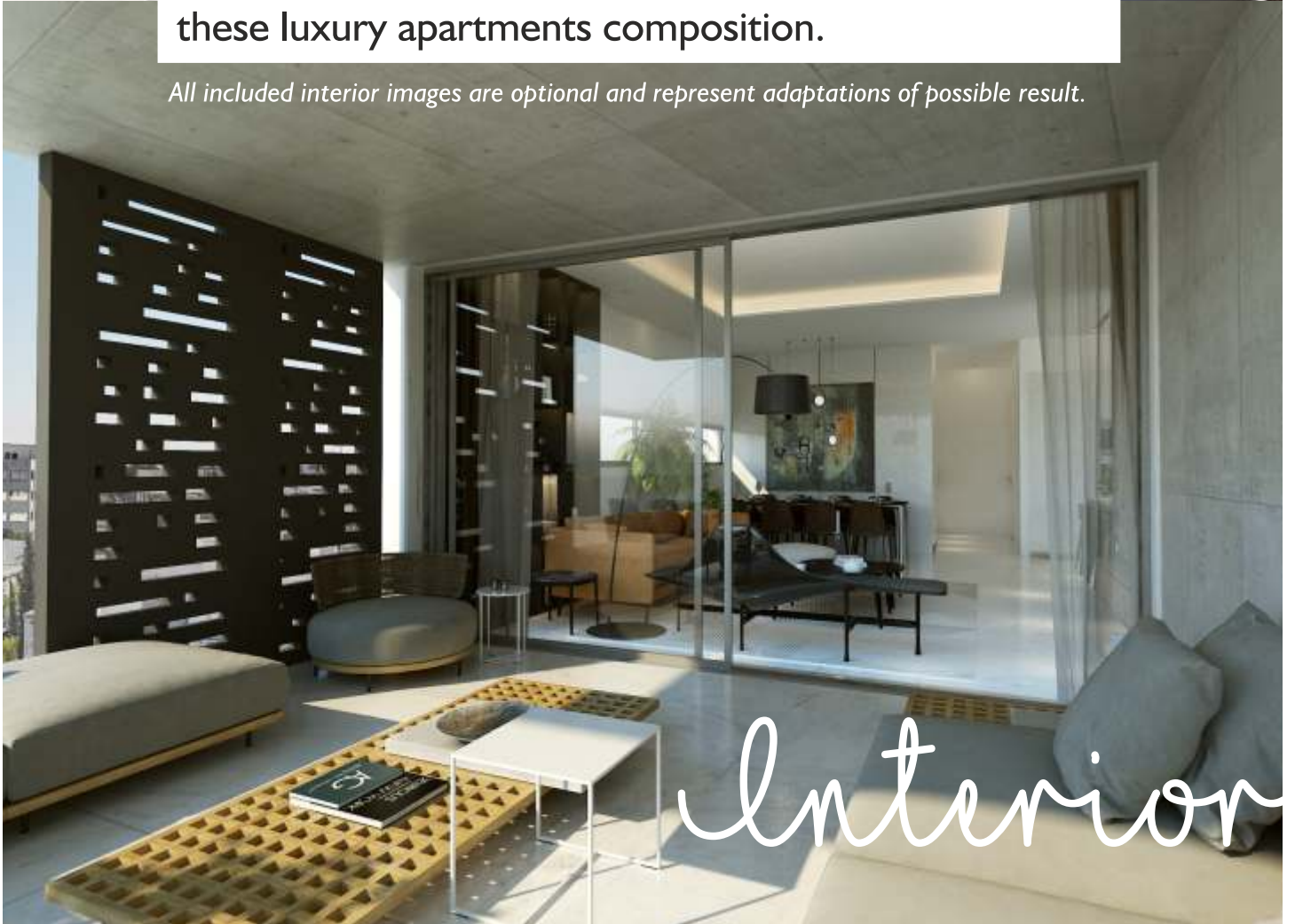




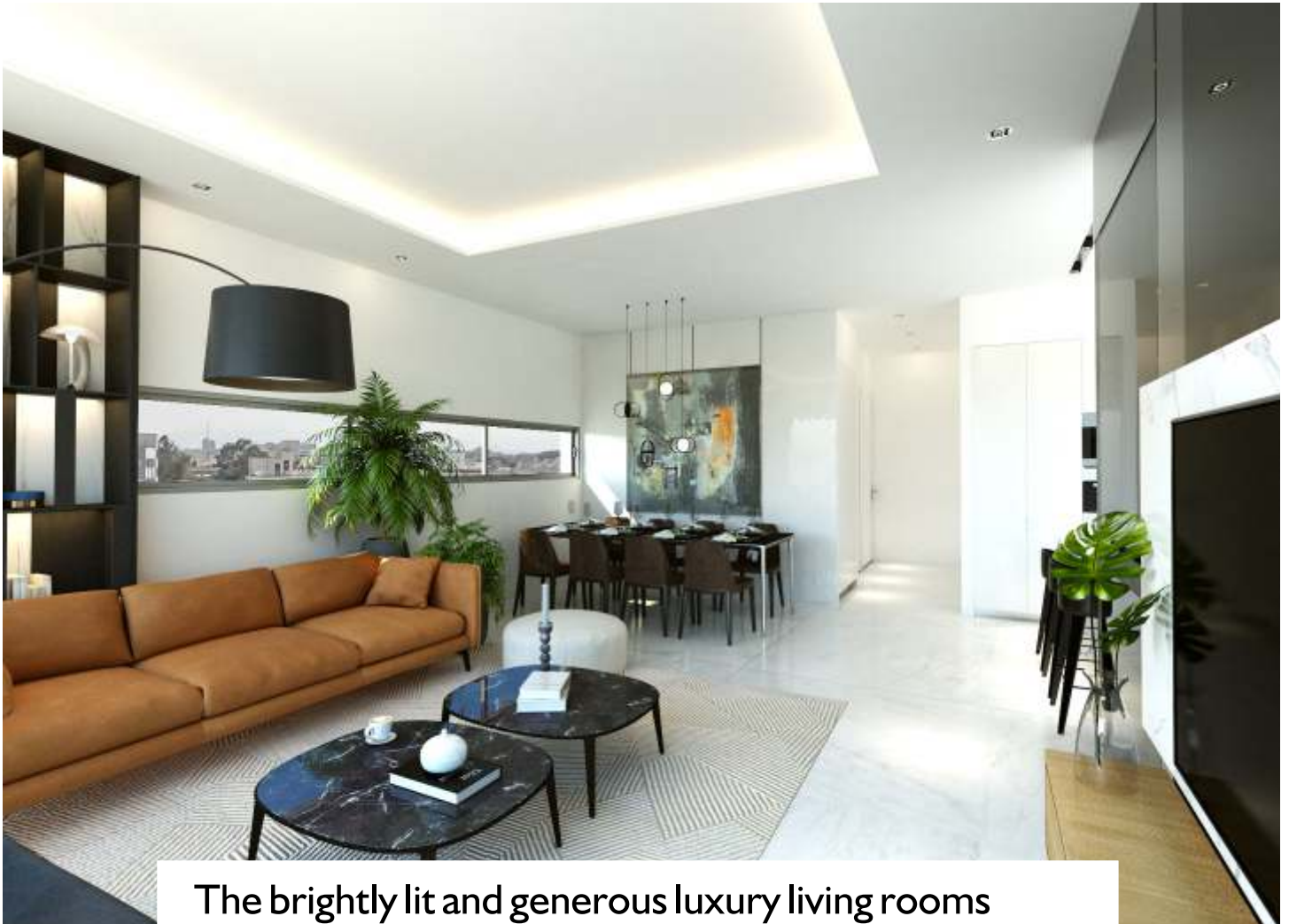


Spacious interiors and contemporary design complete these luxury apartments composition.

*All included interior images are optional and represent adaptations of possible result.*







The brightly lit and generous luxury living rooms provide for a practical and enjoyable daily experience.







Minimal yet elegant and highly functional, the kitchen is a huge design element in the apartments.



# Kitchen



The bedrooms are spacious and offer a warm and inviting atmosphere.



# Bedroom





Quiet residential area surrounded by greenery

Abstract mountain range and forest park views

Large and spacious covered verandas

Fireproof and security entrance doors

High standard of finishes

Superior standard of European sanitary fittings

Underfloor heating full installation in 2-3bed apartments

Custom designed kitchens

Floor to ceiling double glazed thermal windows

Penthouse private Roof gardens

Alarm system provision

Energy Efficiency Class A

Characteristics

Map



Akadimias Park

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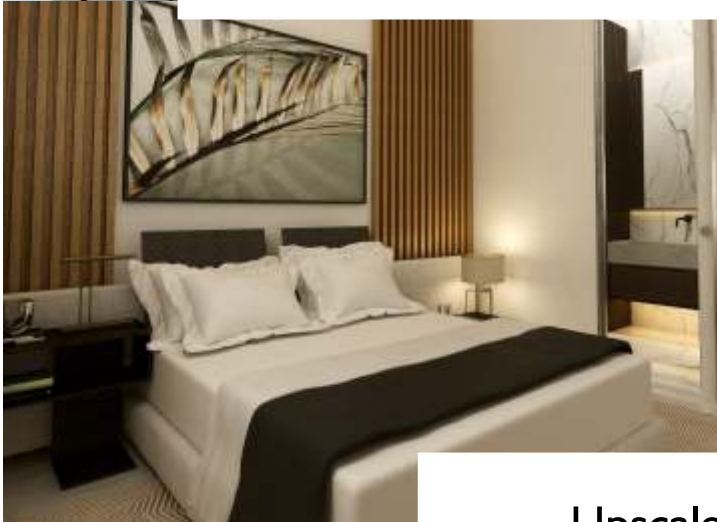
Floors	Number Of Rooms	Internal (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Uncovered Verandas (m <sup>2</sup> )	Auxiliary spaces (m <sup>2</sup> )	Numbers of parking space	Total Gross (m <sup>2</sup> )
101	2	88.00	28.40	0	7.10	1	123.50
102	1	51.80	18.50	0	5.80	1	76.10
103	STUDIO	37.00	4.00	0	5.00	1	46.00
104	1	52.20	14.10	0	3.70	1	70.00
201	2	88.00	28.40	0	6.10	1	122.50
202	1	51.80	18.50	0	5.70	1	76.00
203	STUDIO	37.00	4.00	0	5.00	1	46.00
204	1	52.20	14.10	0	3.70	1	70.00
301	2	88.00	28.40	0	7.00	1	123.40
302	2	86.20	22.70	0	9.50	1	118.40
303	1	52.20	14.10	0	4.00	1	70.30
401	2	88.00	28.40	0	9.50	2	148.90
	Roof Garden		11.80		11.20		
402	3	118.60	37.50	10.30	8.90	2	216.00
	Roof Garden		34.30		12.70		

The above prices do not include VAT. For a first home purchase, VAT is 5%, and for investment purposes 19%.

Prices are subject to change and modification without notice. Interested buyers or brokers are invited to contact the company to confirm availability and prices.

apartments





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