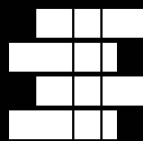
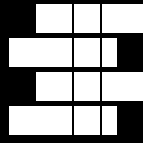




HYDRA HEIGHTS
ABSTRACT ELEGANCE



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**LUXURY, AUTONOMOUS APARTMENTS
THAT STAND OUT FOR THEIR
MODERN DESIGN AND DISTINCTIVE
FUNCTIONALITY; 2 & 3 BEDROOMS**



**GOLD HERITAGE
PROPERTIES**

together we develop lifestyle





ABSTRACT ELEGANCE

HERITAGE lends its name and prestige to this new impressive project, called Hydra Heights, in Lycabettus, inspired by the modern needs of everyday life in buildings harmonised with their natural environment. The project is dominated by soft shades, unique textures and refined materials that match perfectly with the urban lifestyle of contemporary lifestyles.

The dynamic design of Hydra Heights gives life to the vision of its creators for a visual “game” of indoor and outdoor spaces that blend into a harmonious whole. The building consists of 8 large, spacious, autonomous, 2 & 3-bedroom apartments that meet the modern needs of every family and are built for individuals that seek to enjoy daily comfortable living in one of the most prestigious areas of Nicosia.

The building, as well as each one of the eight apartments, has been designed in a way to be functional, ergonomic, with practical spaces but also unpretentious luxury. The orientation of the building provides plenty of light and a lovely aura, giving unparalleled prestige to the project.

The large outdoor areas are graciously designed to provide unique daily moments of relaxation.

EXTERIOR

The dynamic and contemporary design of the exterior of Hydra Heights is one of its most charming qualities. The special details and the design line provide elegance and harmony to the building, while its earthly shades of white and brown highlight the cardinal inspiration of the project itself.

EPITESSERA ARCHITECTS

The building expresses the attempt to reinstate calmness and simplicity in architectural expression and, by extension, reinvigorate these same sorely missed values in the frantic rhythms of our modern everyday life.

The game of light and shades, created by open balconies, terraces and semi-outdoor spaces, give it soft plasticity. The configuration of the various superficies is characterised by simplicity and “disturbed” symmetry, not only in the layout of the openings but also in the arrangement of the large semi-outdoor spaces / covered terraces.

The natural extension of the interior, which communicates visually and functionally without boundaries with the exterior.

Never before has simplicity been so impressive.







A modern kitchen interior featuring white cabinetry, a dark countertop, and three black stools. The scene is lit with warm, ambient lighting, highlighting the clean lines and materials of the space.

INTERIOR

In the interior of Hydra Heights, the urban design prevails and combines unique and innovative materials, harmoniously showcasing the atmosphere of the natural landscape.

Designed to be functional and impressive, the energy class A building meets the strictest European standards. Possibly its most outstanding feature is the dry construction system, innovatively used in the project's construction.

The outcome is the creation of a high-quality space that combines a magnificent designing perspective with a comfortable and functional environment, which is, in turn, able to satisfy the ever-increasing needs of our way of life.

The whole building, like every apartment, has independent photovoltaic systems and charger provisions for electric cars, applying in practice the concept of "sustainability" and "green" buildings. All apartments will have installed A/C systems and under-floor heating with a heat pump system.



Large and ergonomic apartments on each floor of the building.

The 2-bedroom apartment on the fourth floor has a roof garden.

Large, outdoor spaces are formed to provide functionality and convenience since they fully adapt to modern needs.



Spacious and ergonomic apartments on each floor of the building with a designated 2 parking spaces.

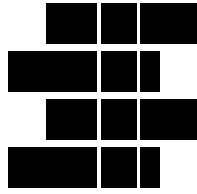
The 3-bedroom apartment on the fourth floor has a roof garden.

Large, outdoor spaces are fully functional, providing at the same time an elegant harmony between the exterior urban environment and the interior urban design

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



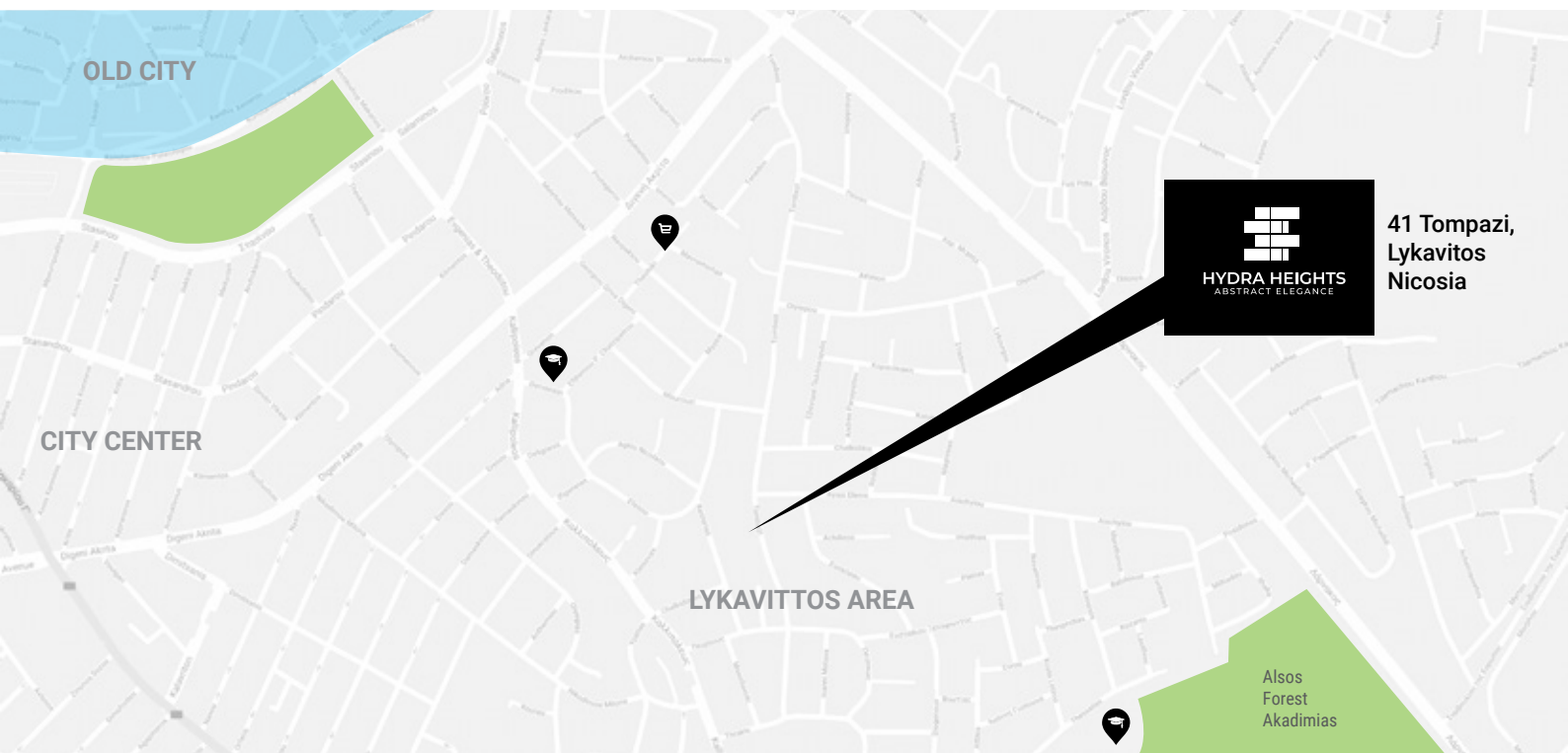




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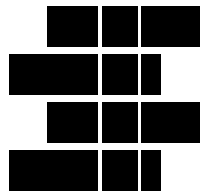
Floors	Number Of Rooms	Internal (m2)	Covered Verandas (m2)	Auxiliary spaces (m2)	Numbers of parking space	Total Gross (m2)
101	3	130.00	28.00-3.00	12.00	2	173.00
102	2	90.00	19.00-3.60	8.00	1	120.60
201	3	130.00	28.00-3.00	12.00	2	173.00
202	2	90.00	19.00-3.60	8.00	1	120.60
301	3	130.00	28.00-3.00	12.00	2	173.00
302	2	90.00	19.00-3.60	8.00	1	120.60
401	3	130.00	28.00-3.00	12.00	2	212.00
	Roof Garden		39.00			
402	2	90.00	19.00-3.60	8.00	1	146.60
	Roof Garden		26.00			



PROJECT CHARACTERISTICS

- Central location on the hill of Lycabettus
- Energy Class A building
- Photovoltaic System
- Independent installed photovoltaic system for each apartment
- Charger provisions for electric cars
- Basic smart-home system for each apartment
- Provision of shading system in the bedrooms
- Parking barrier in the parking area
- The 3-bedroom apartments will have 2 parking spaces each
- All apartments have storage rooms
- Installed A/C systems and under-floor heating with a heat pump system.
- Rooftop terraces for the 2 & 3 bedroom apartments on the 4th floor
- Large and spacious verandas
- Security entrance doors
- Tailor made kitchen





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