



NOEL RESIDENCE

# LUXURY AT YOUR COMFORT

Boutique concept building with modern design, 1,2 and 3 bedroom apartments in Nicosia.



**GOLD HERITAGE**  
PROPERTIES







# LUXURY AT YOUR COMFORT

Noel is a contemporary project located in a quiet area near the city center and offers easy access to other areas of the city, as well as easy access to the motorway (19 Methoni Street, Nicosia).

The Boutique Concept building consists of 8 apartments on 4 floors, two one-bedroom apartments, three two-bedroom apartments, two three-bedroom apartments and one three-bedroom penthouse apartment.

Its location makes it ideal for investment and home ownership by people who want to live close to the city centre, but in a quiet area.

As a unique architectural project, it has been designed in such a way that it meets the modern needs of urban life, while at the same time it is a unique choice to create beautiful memories and live dreamy moments.

Noel Residence has been created based on the needs of the modern lifestyle.

## Exterior

The project is dominated by white and earthy tones with refined materials perfectly matching and combined with a vivid shade of yellow, which gives it a contemporary look and vitality.

The Noel Residence is surrounded by large windows that allow light to enter every room of the apartments. The main idea of the architectural office was to bring as much light as possible into the interior of the apartments, so that a harmonious environment is always created in the space.



## Interior

The functionality of the interior spaces is a priority in the design of each apartment. Noel Residence is characterized by comfortable and modern interior design, with spacious and ergonomic spaces. The creators of the project have made sure that all the apartments are of contemporary architecture and have high quality specifications in their construction.

The interior is based on the principles of contemporary interior design, always keeping in mind that each person's apartment is an extension of themselves and their aesthetics. The way the interiors of the apartments are constructed provides endless options for decoration and customization of each space.



# Minimal lines, modern touches and pleasant energy dominate the space

The decoration of the apartments is based on the logic of creating a warm space, which generates feelings of intimacy to its owners, with an emphasis on simplicity and an open lifestyle. An important part of the design was also to adopt a simple but contemporary aesthetic aimed at stimulating the senses.









# Project characteristics

- Quiet residential area
- Central location
- 8 energy class A apartments
- Ideal for investment and home ownership
- Photovoltaic building system
- Independent photovoltaic systems for selected apartments
- Charger provisions for electric cars
- Safety bar in the parking area
- Air Condition installed in selected apartments
- Full installation of underfloor heating in 2 and 3 bedroom apartments
- Large and spacious covered terraces
- Fire resistant security doors
- Bespoke kitchens, made to order
- Excellent European sanitary standards
- European standards
- Fiber optic communication system
- Solar water heater in each apartment
- Entrance card to enter the building
- Sensors for automatic lighting at the entrance of the building and in the parking areas









# Project

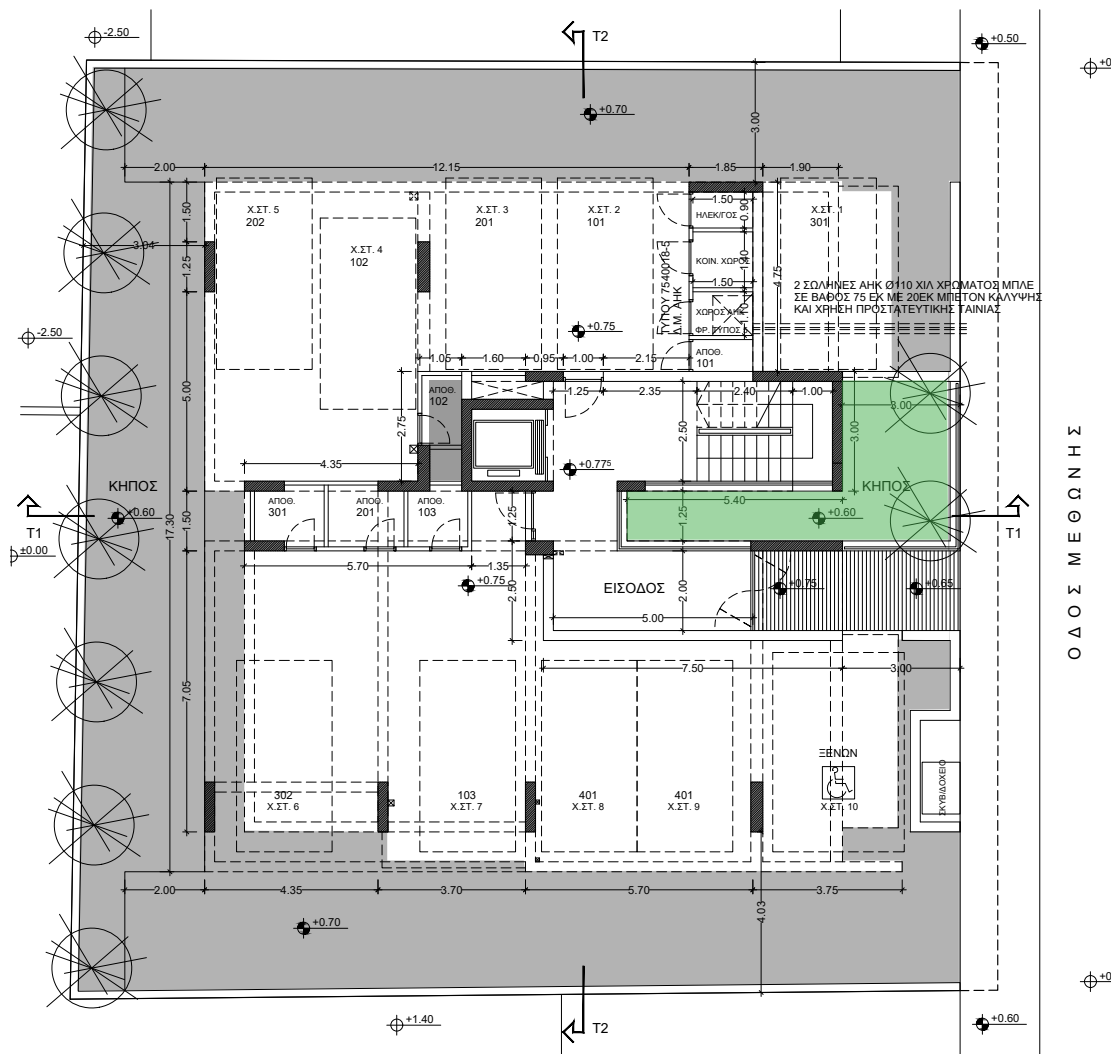
The Boutique Concept building consists of 8 apartments on 4 floors, two one-bedroom apartments, three two-bedroom apartments, two three-bedroom apartments and one three-bedroom penthouse apartment.

Floors	Number Of Rooms	Internal (m2)	Covered Verandas (m2)	Storage (m2)	Numbers of parking space
101	2	86	16	3	1
102	1	52	13	2	1
103	2	50	23	3	1
201	2	86	16	3	1
202	3	116	29	8	1
301	2	86	16	3	1
302	3	116	29	8	1
401	3	144	46 + 69 UNCOVERD	11	2



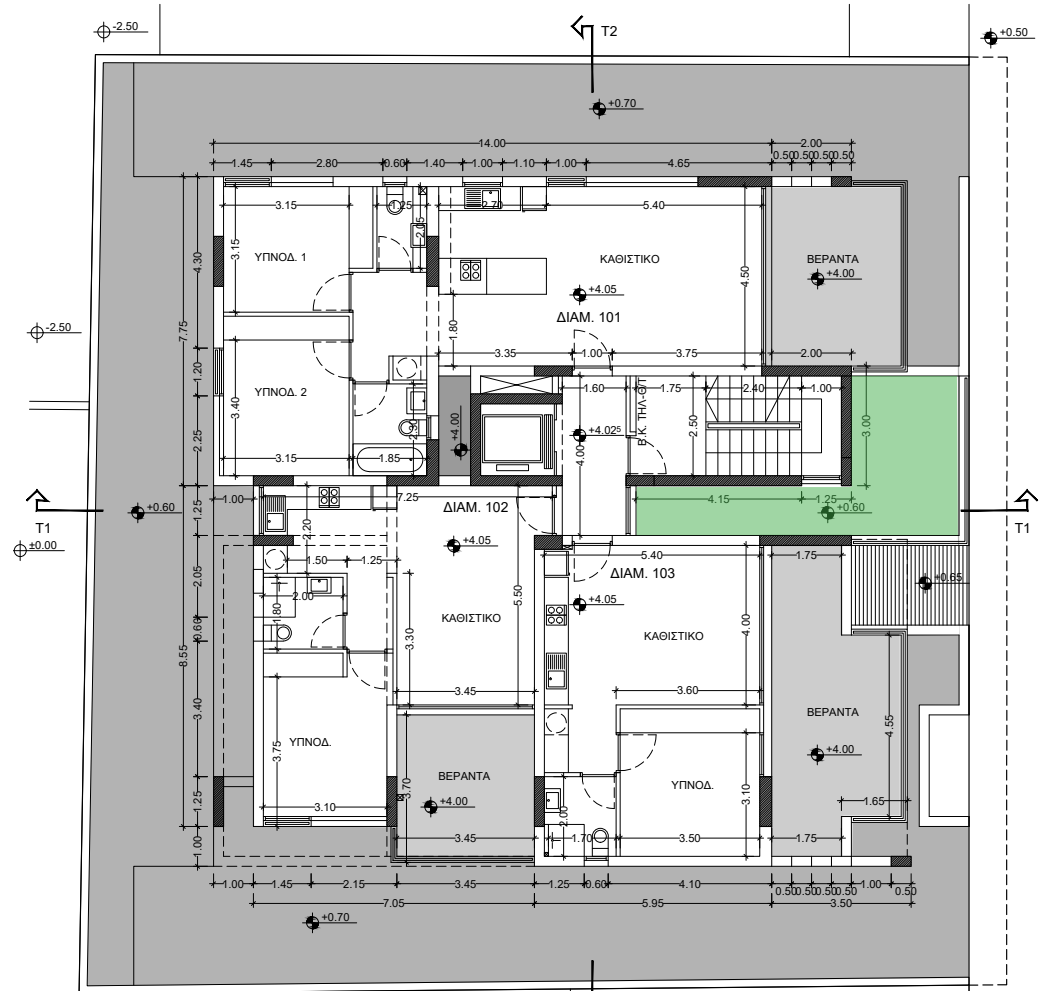
# Floor plans

## Ground floor

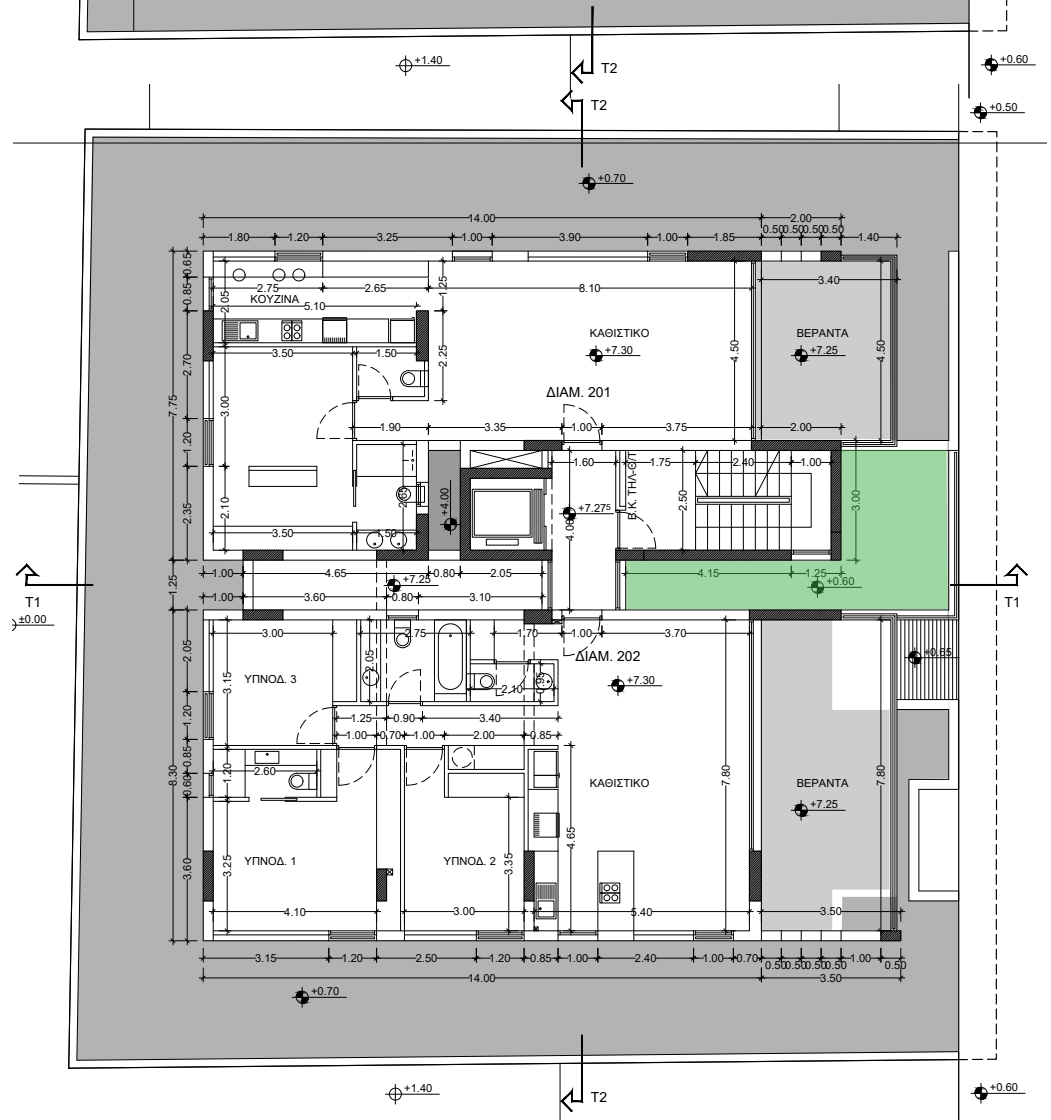


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# 1st Floor

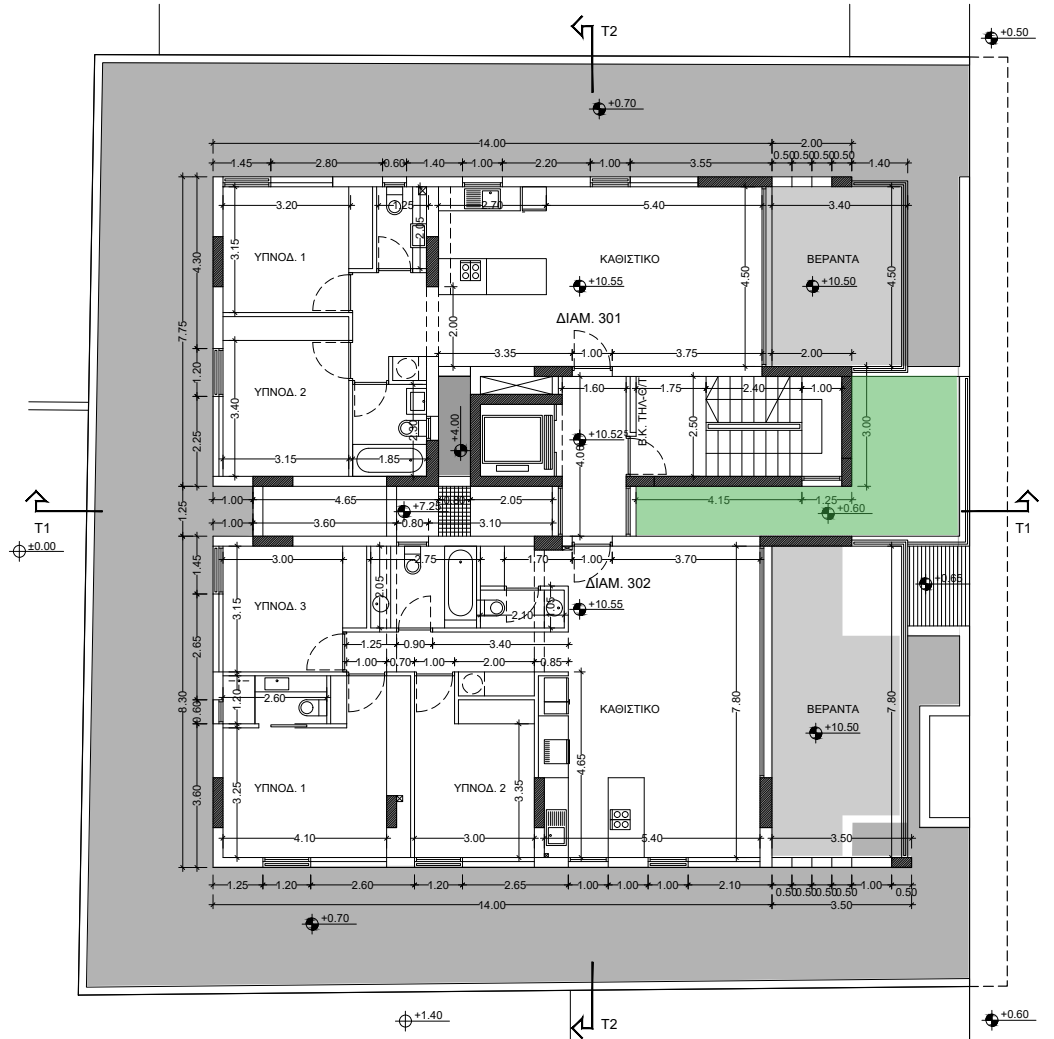


# 2nd Floor

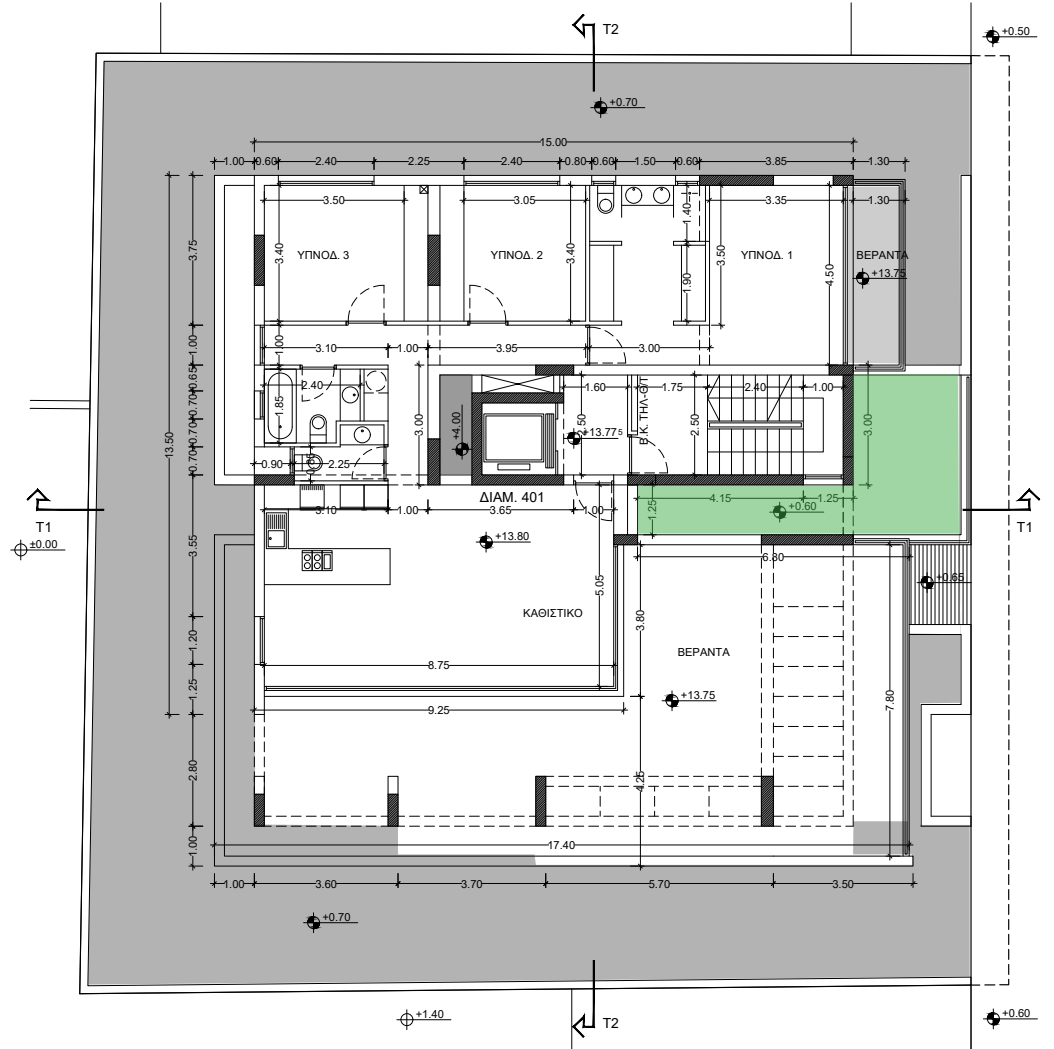




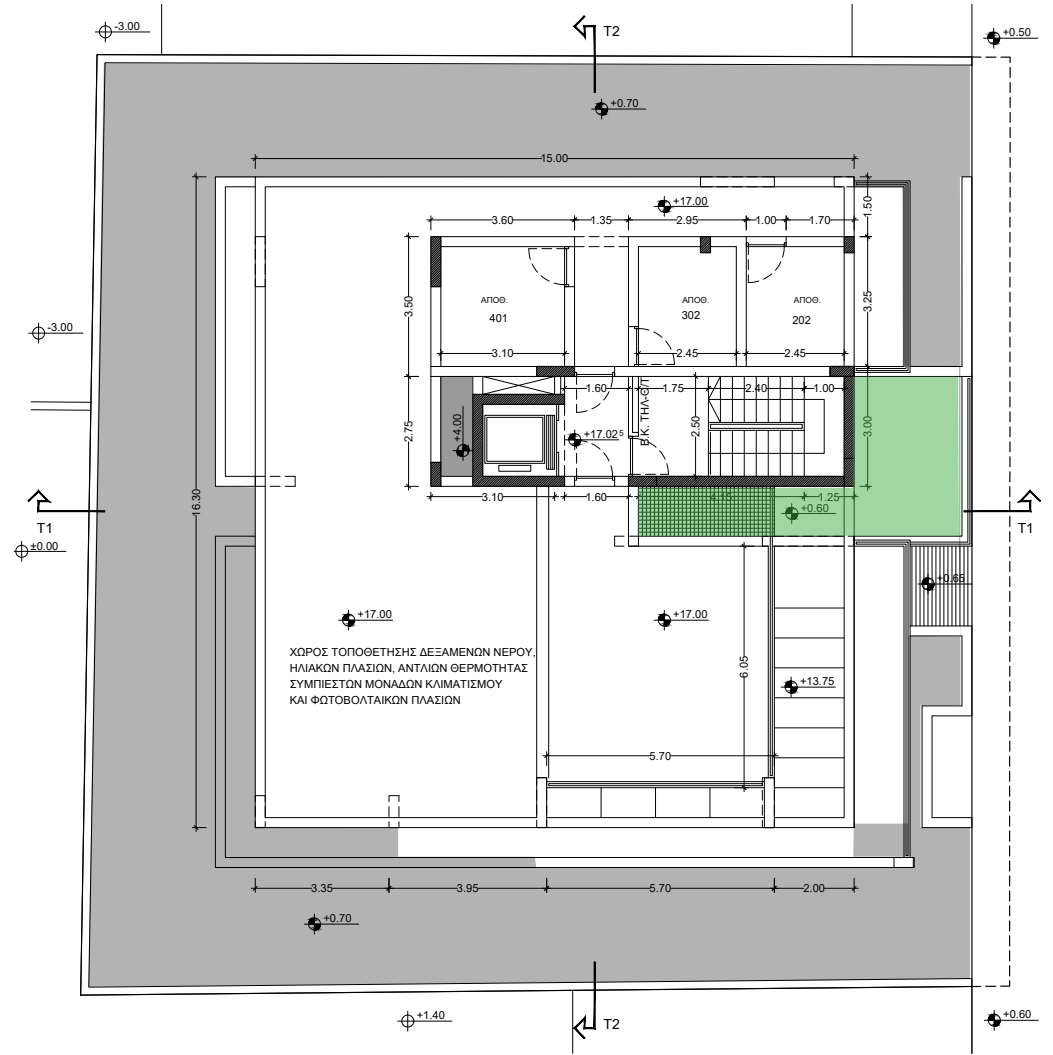
### 3rd Floor



### 4th Floor



# Roof





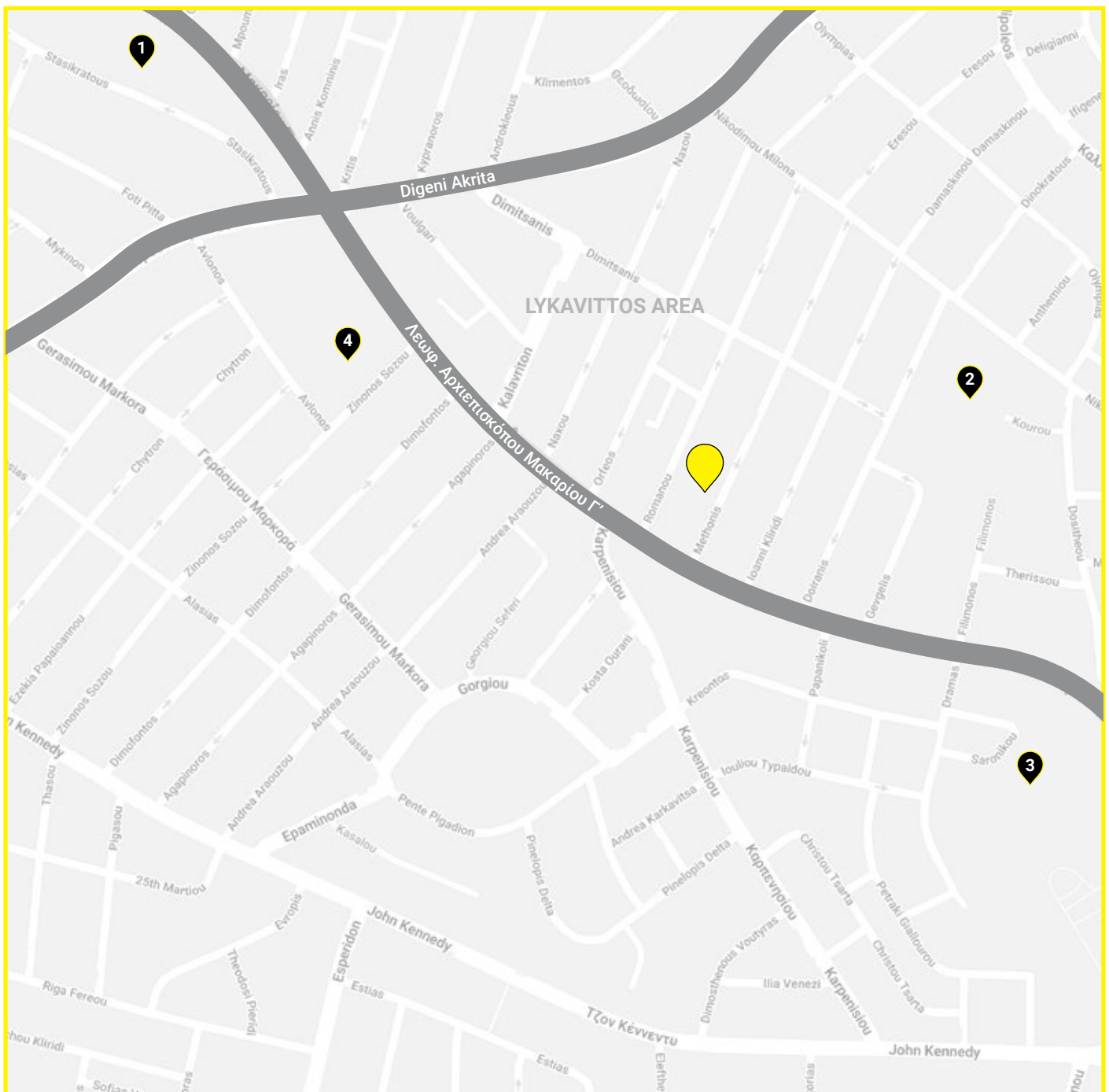
# Map

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1. City Centre
2. Lykavitos Primary School
3. The Landmark Nicosia
4. Park





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*together we develop lifestyle*

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