



Metropolitan living  
*at its Finest*

albion







## *Located in the heart of Nicosia,*

near the former Landmark Hotel, Albion Penthouse offers an exceptional city-centre living experience. This 5th-floor penthouse crowns the Albion Residence, a boutique development with just 11 apartments, and provides the perfect balance of privacy and convenience in a prime location. The penthouse caters to those who seek a sophisticated yet comfortable lifestyle in the vibrant city centre.

### **Key features:**

- Quiet, residential area
- Centrally located, very close to the Lycabettus area
- Energy Efficient Class A building
- Photovoltaic system for the building
- Provisions for electric vehicle chargers
- Security bar in the parking area
- Spacious and large terraces
- Fire-resistant security doors
- Built to European specifications
- Fibre-optic communication system
- Access card for building entry
- Automatic lighting in parking areas

# *Sleek design, modern comfort*

## **Interior Design that speaks volumes**

The Albion Penthouse is designed with clean, modern lines and a practical layout that maximises space. The open-plan living, dining, and kitchen areas are bright and well-connected, with large windows that offer panoramic views of the city. Each of the three en-suite bedrooms is designed for privacy and comfort.

As the only apartment on the 5th floor, the penthouse offers a level of exclusivity rarely found in city living. It combines the privacy of a standalone home with the convenience of an urban apartment.

## **Key Features:**

- Spacious open-plan living and dining area
- Large windows with panoramic city views
- Three en-suite bedrooms for maximum comfort and privacy
- Exclusive 5th-floor apartment, offering unmatched privacy
- Thoughtfully designed layout that optimises usable space











A modern interior space featuring a large, dark, wall-mounted television. Below the TV is a long, low, dark-colored sofa or bench. The floor is light-colored with a subtle pattern. The background wall is dark, and the overall lighting is soft and ambient.

# *Innovative solutions for the ultimate living experience*

## **Detailed Technical Specifications**

Albion Penthouse is designed with state-of-the-art systems that cater to your every need. With meticulous attention to detail, this penthouse ensures a lifestyle of ease and luxury, combining functional design with high-tech installations.

## **Key Features:**

- Two dedicated parking spaces
- One storage room
- Full installation of wall-type air-conditioning units in all bedrooms
- Concealed air-conditioning units in the master bedroom and living room
- Installed under-floor heating system with heat pump
- Gypsum boards throughout the apartment
- Option for ceramic tiles or parquet flooring
- Customise your bedroom wardrobes
- Tailor-made kitchen with the design you choose
- Provision for an electric louvered roof shading system on the uncovered veranda

Modern design,







*privacy,  
and convenience*

# *Smart living, unmatched convenience*

## **Wiring Installations & Additional Features**

Albion Penthouse is fitted with modern automation systems for ease of use and enhanced security.

### **Key Features:**

- Wireless alarm system and fire sensors
- Built-in speakers in the kitchen, living room, and outdoor areas
- Automated lighting control, with provision for dimmable lighting
- Automated shading control with two channels
- Installed lighting fixtures throughout the penthouse







*Tailored for  
spacious living*







Floor /  
**501**



Number  
of rooms /  
**3**



Internal (m2) /  
**136.00**



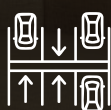
Covered  
Verandas  
(m2) /  
**58.00**



Uncovered  
Verandas  
(m2) /  
**26.00**



Auxiliary  
spaces  
(m2) /  
**9.00**



Numbers of  
parking spaces /  
**2**

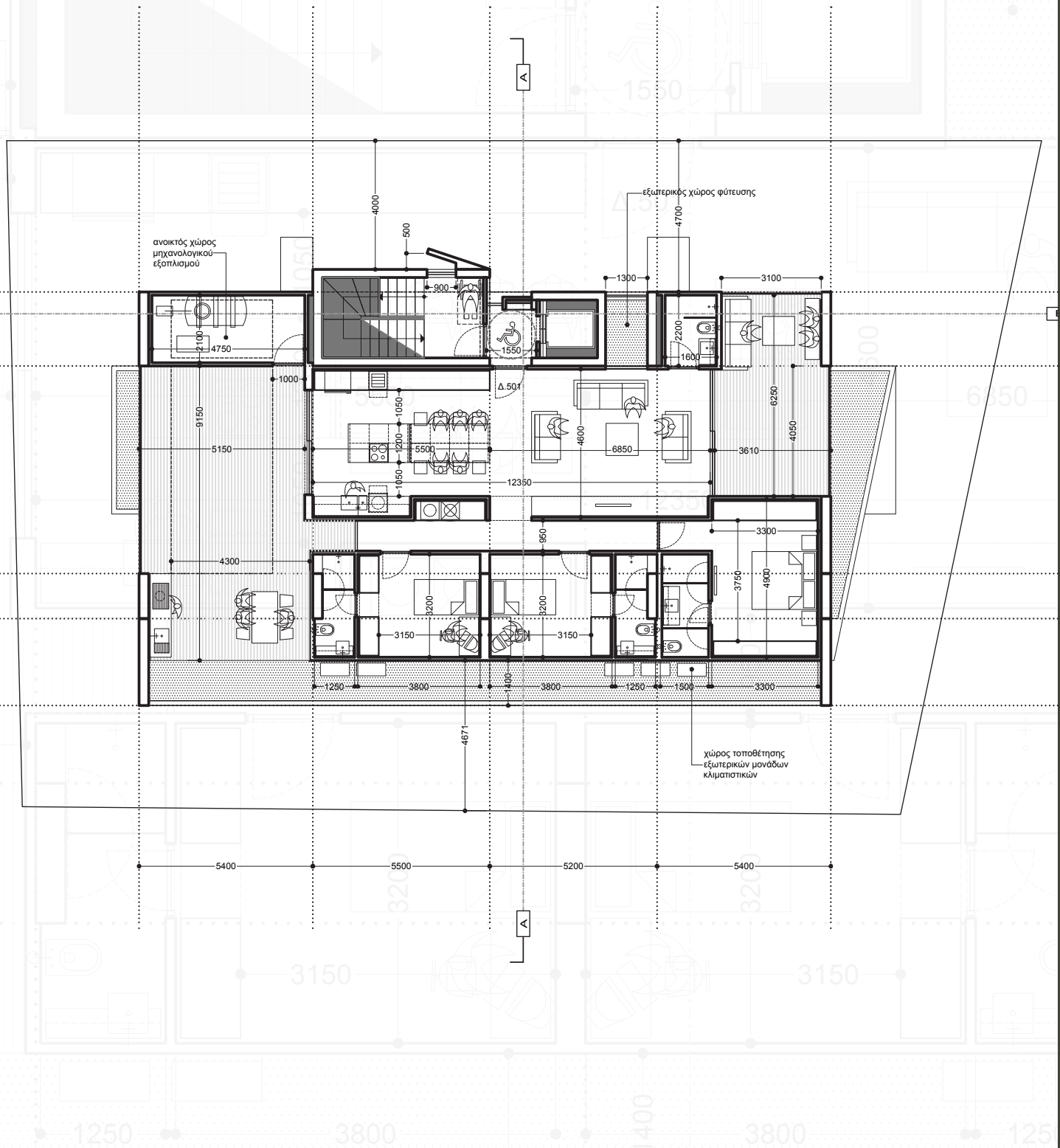


Total  
Gross (m2) /  
**228.0**

### Unit Measurements

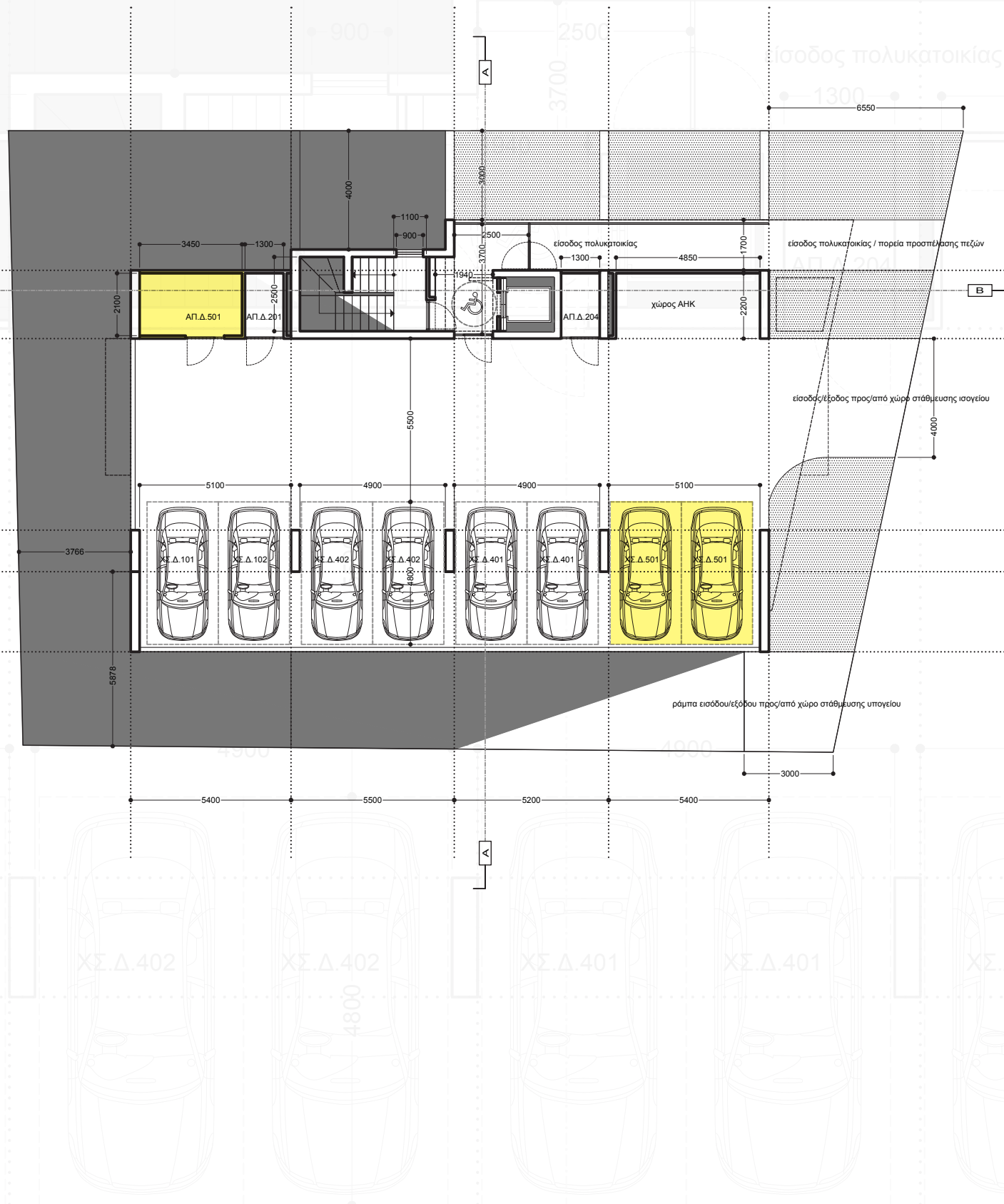
The Albion Penthouse offers generous dimensions that ensure comfort and practicality throughout. This carefully planned layout provides ample room for relaxation and everyday living, making it an ideal urban retreat.

# Penthouse floor plan





# Ground floor plan







# Location

Evagora Pallikaridi 3, 1071, Nicosia



 University / Schools

 Supermarket

 Hotels

 Hospital

 Semeli Hotel

 Government facilities

Arch. Makarios Street  
easy access to highway (B1)



*An elevated  
urban lifestyle*

## CONTACT US

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