



**A BREATH OF
CONTEMPORARY
LIVING**

VANTI
RESIDENCE

DISCOVER YOUR DREAM DWELLING *AT AVANTI*





DISCOVER AVANTI: *A Modern Haven*

The Pulse of Nicosia: Where Avant-Garde Living Meets Urban Allure

Nestled within the burgeoning Aglantzia Area, the AVANTI project takes centre stage in an up-and-coming neighbourhood that defines contemporary living. Situated at this prime location, residents are treated to unparalleled vistas, with sweeping views of the majestic Pentadactylos Mountain Range on one side and the verdant expanse of Akadimias Park on the other. This fusion of ***natural beauty and urban convenience*** creates an unparalleled setting for modern living.

AVANTI's strategic placement places it within close proximity to an array of amenities, making everyday life a breeze. And for those seeking connectivity, the project is just minutes away from the highway, offering seamless access to the pulse of Nicosia and beyond. It's where the avant-garde meets the urban allure, setting the stage for a lifestyle that encapsulates the very essence of contemporary living.





EXPLORE YOUR *Avanti Haven*

Mapping Luxury: Discover Your Dream Dwelling at Avanti

Avanti's diverse selection of apartments, each designed to cater to varying preferences and lifestyles:

One-Bedroom Apartments:

Elegant and compact, perfect for a sophisticated lifestyle.

Two-Bedroom Apartments:

Ample living space for a comfortable and versatile living experience.

Three-Bedroom Apartments with Rooftop Garden:

Luxurious and spacious, featuring a rooftop garden for an elevated living experience.

Each apartment option at Avanti includes parking and storage spaces, a spacious entrance hall, and external covered common areas for social activities, ensuring a blend of aesthetics and practicality to suit your needs. Explore Avanti today and find your dream dwelling.

INNOVATIVE *Living*

Modern features and specifications

- Quiet, residential area
- Located near Akadimias Park, in Aglantzia
- Energy efficient class A
- Photovoltaic system for common areas
- Independent Photovoltaic System for selected apartments
- Provision for electric vehicles charging
- Installed air condition systems and underfloor heating with heat pump system for selected apartments
- Big and spacious balconies
- Fire security doors
- Tailor made kitchens, on demand European standards
- Fiber-optic communication system



**MODERNITY AND
SOPHISTICATION**

THE Project

Floors	Number of rooms	Number of bathrooms	Internal (m2)	Covered Verandas (m2)	Number of parking space	Number of warehouses
101	2	2	89	26	1	1
102	1	1	50	17	1	1
103	2	2	88	25	1	1
201	2	2	89	26	1	1
202	1	1	50	17	1	1
203	2	2	88	25	1	1
301	2	2	89	26	1	1
302	1	1	50	25	1	1
303	2	2	88	25	2	1
401	3	2	116	36+33*	2	1
402	3	2	116	28+31*	2	1

(*ROOF GARDEN)

**CREATING
TOMORROW'S**
Landmarks Today



THE ARCHITECTURAL *Vision*

Bridging Artistry and Practicality

Our mission is to seamlessly merge architecture and residential living, enhancing the practical side of the project while retaining its aesthetic allure. Avanti's core concept revolves around the creation of a corner building with dynamic lines and a predominantly white palette. This structure ingeniously incorporates perforated materials, while maintaining a strong connection with the natural environment. **Beyond aesthetics**, Avanti delivers practicality in every detail, including state-of-the-art air-conditioning and underfloor heating, ample parking and storage spaces, and a spacious entrance hall that offers a warm welcome..



EXTERIOR

Elegance

Contemporary Grandeur: Avanti's Striking Exterior Reflection

Avanti's striking exterior effortlessly harmonizes with its up-and-coming neighbourhood. Our corner building, with dynamic lines and a white palette, not only radiates modernity but also boasts ***innovative perforated materials***. This exterior, a marriage of avant-garde design and natural surroundings, stands as an icon of modern living. Additionally, every floor of Avanti is enriched with lush green elements, creating a verdant oasis for residents to enjoy, blurring the lines between urban and natural spaces.

This architectural masterpiece strikes a perfect balance between avant-garde design and the surrounding environment, creating an iconic presence that elevates the entire neighbourhood. Avanti's exterior, with its sleek lines and white hues, stands as an emblem of ***modernity and sophistication***, setting a new standard for contemporary living in this vibrant locale.



BEYOND WALLS – *Interior Embrace*

Inner Beauty, Elevated: The Interior Splendor of Avanti Living

Avanti's interior spaces transcend expectations, offering spacious and modern living areas that cater to both families and individuals. These interiors have been thoughtfully crafted to provide a **welcoming and versatile environment** for residents, where the intersection of style and comfort becomes a hallmark of everyday living. Avanti's interior spaces go beyond aesthetics, focusing on practicality, too.

Each room is thoughtfully designed to maximize the infusion of natural light, creating an inviting and energy-efficient environment. From inviting living room spaces to comfortable bedrooms, stunning bathroom areas, and inspiring kitchens, the Avanti project boasts interior spaces that redefine the very essence of modern living.

Each area within these thoughtfully designed residences exudes a sense of spaciousness and **contemporary elegance**, where style meets functionality, and natural light becomes an integral part of your daily life.





AESTHETIC

Alchemy

Living Artistry: A Fusion of contemporary elegance and comfort

Avanti's interior design transcends mere functionality to become a harmonious blend of style, elegance, and practicality. The spaces within these homes are carefully curated to strike the **perfect balance**, creating a space where modernity meets luxury.

At Avanti, you'll find modern comforts like air-conditioning and underfloor heating seamlessly integrated into the design, enhancing your daily life. Every apartment ensures that practicality is seamlessly woven into the fabric of each room, ensuring that form doesn't compromise function.

Brightly lit interiors greet you with an aura of sophistication, and every corner exudes a sense of contemporary elegance, where **sleek lines and premium materials** merge effortlessly to turn a house into a home. These interiors are not just spaces; they are a testament to the art of living.





MODERN COMFORTS

PERSONALISED *Living Spaces*

Breathe, Live, Thrive: The essence of contemporary living

At Avanti, we understand that your home is an extension of yourself. That's why we offer the opportunity to tailor your living environment to perfectly suit your needs, embodying the ***essence of contemporary living*** in every customised detail.

Our commitment to personalisation means that you have the freedom to choose and configure your space, ensuring that it resonates with your vision of the ideal home. Tailor your living space to match your unique needs and vision.

Reimagine room layouts, select finishes that reflect your style, or incorporate smart technology for added convenience. This commitment to personalization allows you to breathe, live, and thrive in a home ***customized to your desires.***

CHOOSE AVANTI

Residence:

Your Perfect Living Oasis

Nestled in the heart of the vibrant Aglantzia Area, Avanti beckons discerning homeowners with an irresistible and thoughtfully curated array of features and offerings that elevate the very essence of contemporary living.

Avanti isn't just a residence; it's an experience designed to enhance your lifestyle in every possible way.

Choose Avanti because of its:

Architectural Excellence:

Avanti is a testament to innovative architectural design, offering a unique and striking corner building with dynamic lines and a white palette featuring perforated materials, allowing abundant natural light to flow through the spaces while blending aesthetics with functionality.

Practical Living:

Beyond aesthetics, Avanti emphasizes practicality with top-of-the-art air-conditioning and underfloor heating systems, ensuring year-round comfort.

Advanced Technology:

Avanti incorporates state-of-the-art technology to enhance daily living, from smart home features to energy-efficient systems, ensuring a modern and convenient lifestyle.

Abundant Natural Light:

Avanti's interior spaces are designed to maximize the infusion of natural light, creating a bright and welcoming living environment.

Green Elements:

Every floor of Avanti is enriched with lush green elements, blurring the lines between urban and natural spaces.

Customization:

Personalise your living space at Avanti to match your unique needs and vision, creating a home that reflects your style and preferences.

Luxury with Space:

Avanti offers a diverse range of apartment sizes, from cosy one-bedroom units to spacious three-bedroom apartments with rooftop gardens.

Ample Parking and Storage:

Avanti provides convenient parking and storage spaces, ensuring your belongings are well-organized.

Prime Location:

Nestled in the burgeoning Aglantzia Area, Avanti offers unparalleled views and easy access to amenities, making everyday life a breeze.

Connectivity:

Avanti is strategically located just minutes from the highway, offering seamless access to the pulse of Nicosia and beyond.

Iconic Presence:

Avanti's exterior stands as an emblem of modernity and sophistication, setting a new standard for contemporary living in the neighbourhood.

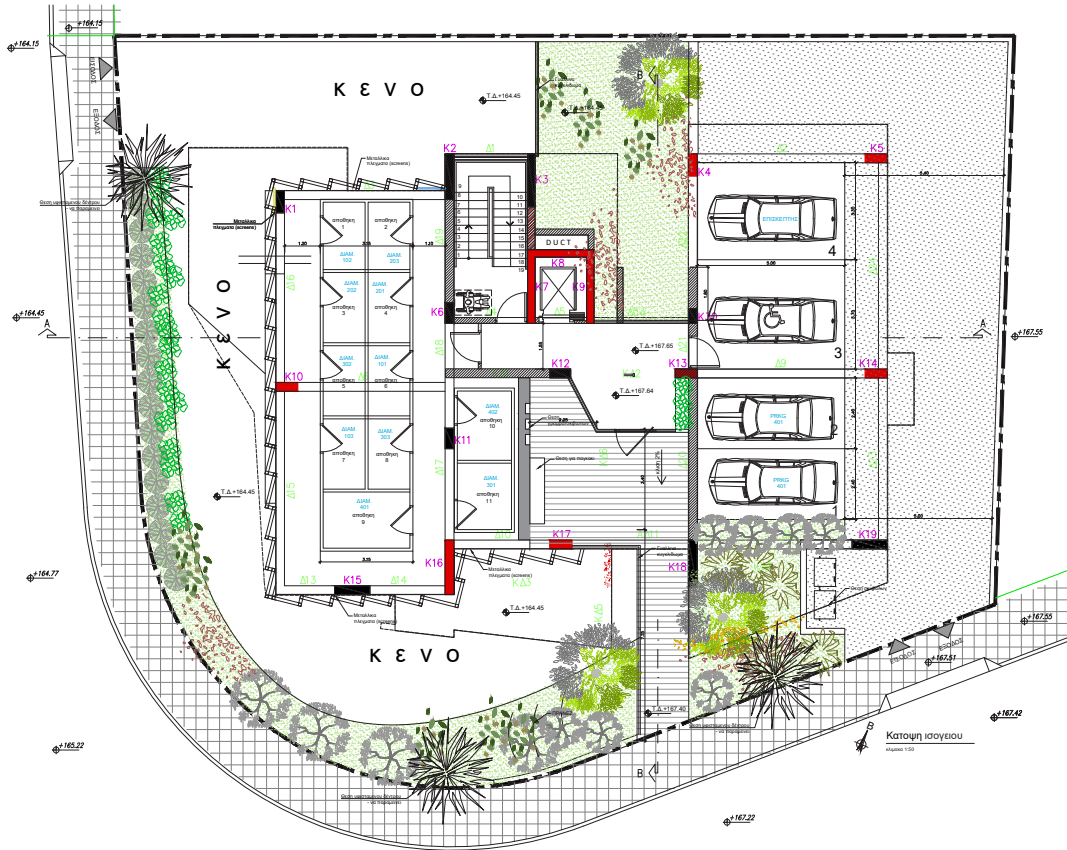
Spacious Entrance Hall:

Avanti welcomes you with an enormous entrance hall, creating a grand and inviting atmosphere.



FLOOR Plans

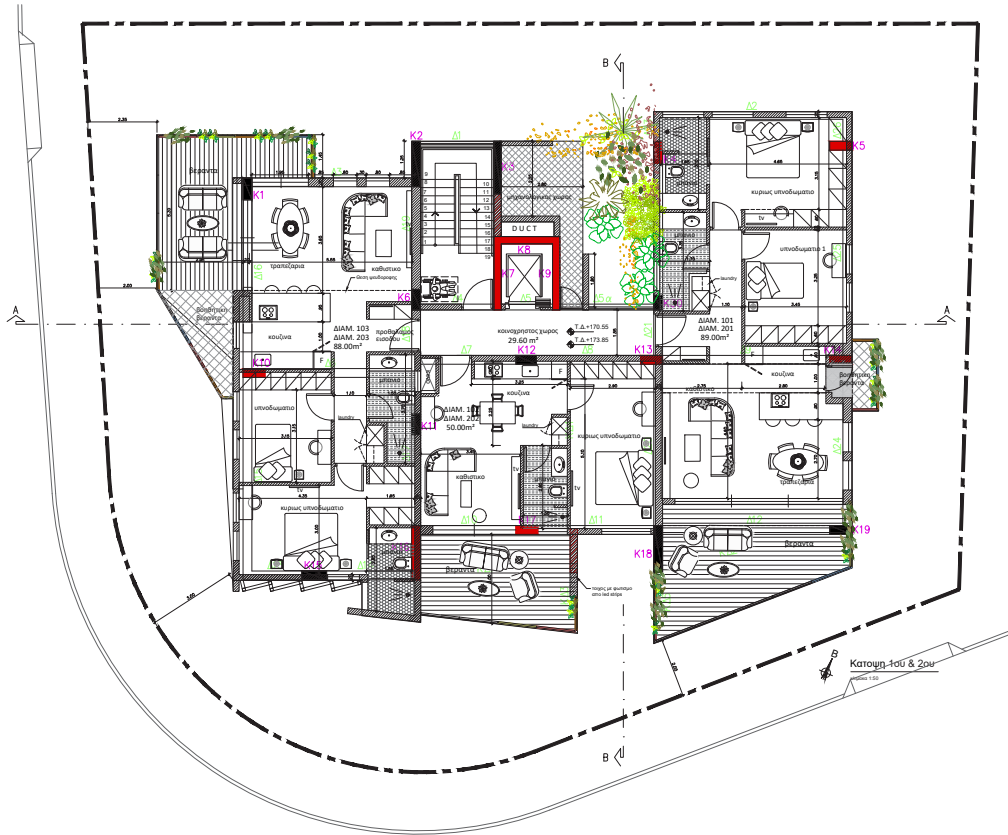
Basement



Ground Floor



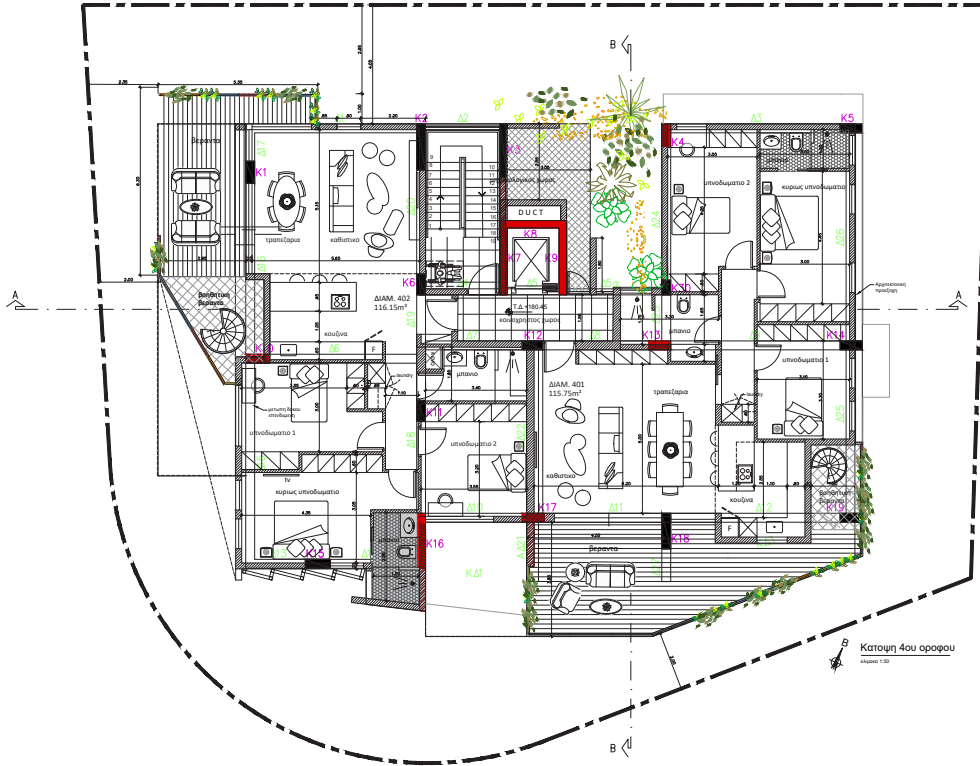
1st & 2nd Floor



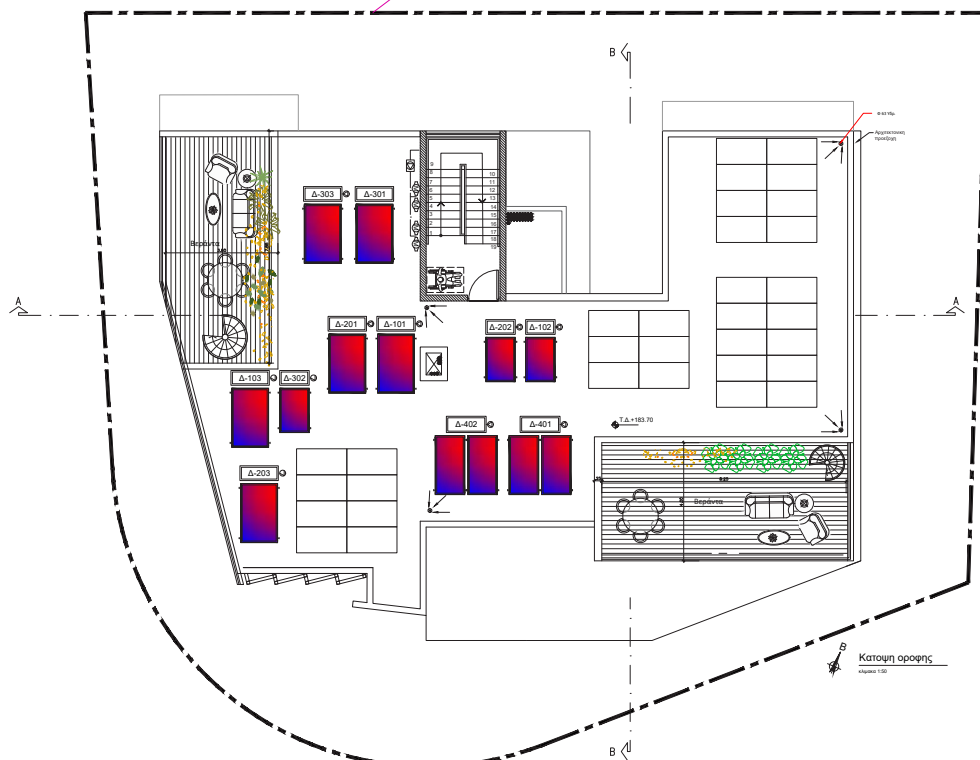
3rd Floor



4th Floor



Roof





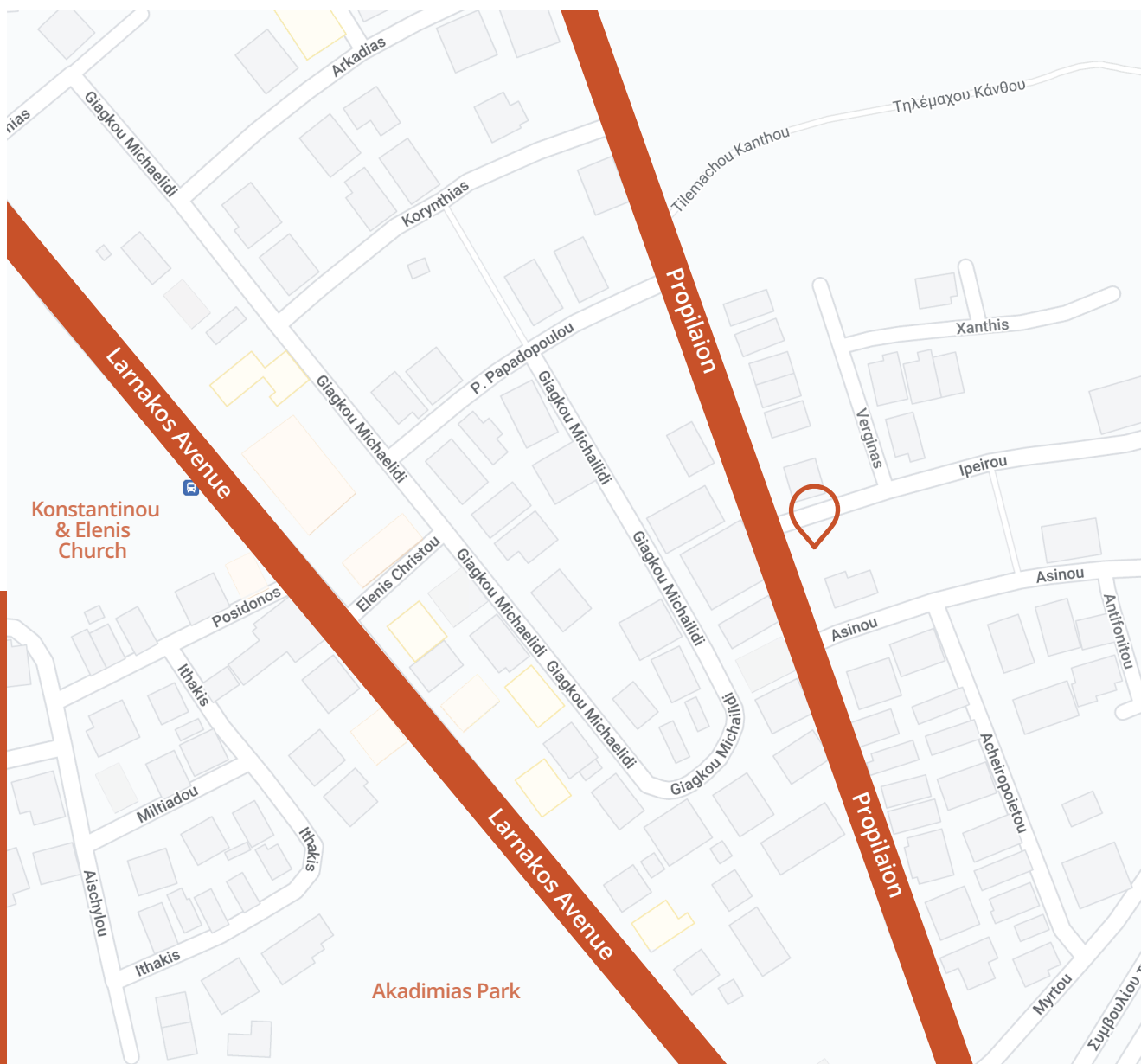
***YOUR
PERFECT
LIVING
OASIS***

MAP

Near Akadimias Park / Aglantzia

Avanti Residence is a contemporary project located in an up-and-coming neighborhood near Akadimias Park in Aglantzia which offers easy access to an array of amenities, is close to the city centre and within minutes away from the motorway (4 Propilaion Street, Nicosia).

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





** Interior design is indicative.*



INNER BEAUTY ELEVATED:

THE INTERIOR SPLENDOR OF AVANTI LIVING

A modern building facade featuring a grid of blue perforated panels with gold-colored vertical accents. The building is set against a clear blue sky with some greenery visible at the bottom. The text is overlaid on the right side of the image.

*YOU HAVE
THE FREEDOM
TO CHOOSE
& CONFIGURE
YOUR SPACE*





**TOGETHER
WE CREATE**
Lifestyle

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