## platinum

A Dynamic Approach to Modern Living

platinum

#### Experience modern living in one of Nicosia's up-and-rising neighbourhoods

Platinum Residence sets the standard for sophisticated urban living with its daring architecture, sharp lines, and a design that masterfully balances aesthetics with functionality. Located in one of Nicosia's most desirable areas, this exclusive development offers 9 unique apartments that epitomise style, comfort, and innovative use of space and light.

The sleek façade and high-quality materials reflect a dynamic approach to modern residential design, making Platinum Residence a standout property. Whether you're seeking a home or a sound investment, these six 2-bedroom and three 1-bedroom apartments are tailored to meet both needs, offering lasting value in a prime location.

Platinum Residence is more than just a place to live, it's a foundation for a sophisticated, urban lifestyle.

A redefine urban living

\*Interior design and materials is indicative.

### Distinctive Highlights

### All the essentials for a comfortable, modern lifestyle

Platinum Residence combines modern living with thoughtful design in the prime area of Platy Aglantzias, Nicosia. This development is more than just a place to live; it's a home built with high standards of comfort, efficiency, and style. With only 9 exclusive apartments, it offers an intimate, quiet living experience in one of Nicosia's most desirable locations. From its sleek architectural lines to its functional, eco-friendly features, Platinum Residence redefines contemporary living.



The perfect blend of luxury and convenience



### Prime Features

### Designed for convenience, comfort, and a dynamic lifestyle

Each aspect of Platinum Residence has been thoughtfully crafted to enrich your living experience, seamlessly merging luxury with everyday practicality.

#### • Prime Location:

Situated in Platy Aglantzias, Nicosia, with easy access to the highway and nearby amenities.

#### • Exclusive Development:

Limited to only 9 apartments for a private, intimate community feel.

#### • Modern Layouts:

A selection of 1- and 2-bedroom apartments, each thoughtfully designed with premium finishes and spacious balconies.

#### • Private Parking and storage:

Dedicated parking space and storage for every apartment.

#### • Quiet Neighbourhood: Enjoy peaceful surroundings while being close to key city areas.

#### • Energy Efficiency: Class A category that reduces energy consumption and promotes sustainable living.



### Crafted with premium materials and cutting-edge installations

At Platinum Residence, exceptional craftsmanship and advanced technologies come together to ensure a superior living environment tailored to meet modern needs.

#### • Photovoltaic System:

Energy-efficient solar panels for common areas and selected apartments.

#### • Heating:

Underfloor heating system provision in two-bedroom apartments for optimal warmth.

#### • Air-conditioning:

Wall-mounted air-conditioning units in all bedrooms and concealed units in living rooms (integrated with suspended ceilings for a sleek look).

#### • Reinforced Foundations:

Anti-seismic reinforced concrete foundations and frame built to European standards.

#### • Walls & Insulation:

Thermal block exterior walls (25cm thick) with 8cm of thermal insulation, and interior drywall systems with mineral wool for enhanced insulation.

#### • Finishing Touches:

High-quality plastering and emulsion paint finishes throughout, plus suspended ceilings where applicable.

#### • Hydraulic System:

High-quality "pipe-in-pipe" hydraulic installation, pressure system, solar panels, and independent water storage for each apartment.





### Technical Specifications







### Exterior: Bold and Modern Design

### Where cutting-edge architecture meets everyday functionality

Platinum Residence showcases a striking contemporary design, with sleek clean lines and a modern façade that spans three floors. The building's earth-toned exterior blends seamlessly into its surroundings, giving it a natural yet sophisticated appearance.

Designed to maximise natural light, the large windows and strategically placed balconies offer uninterrupted views of Academias Park, providing a peaceful escape right in the heart of the city.

These architectural elements enhance the building's aesthetic while offering residents stunning green vistas - the perfect balance between urban living and nature. Platinum Residence features a bold design that still feels like home, offering both cutting-edge architecture and a tranquil environment in one of Nicosia's most desirable locations.

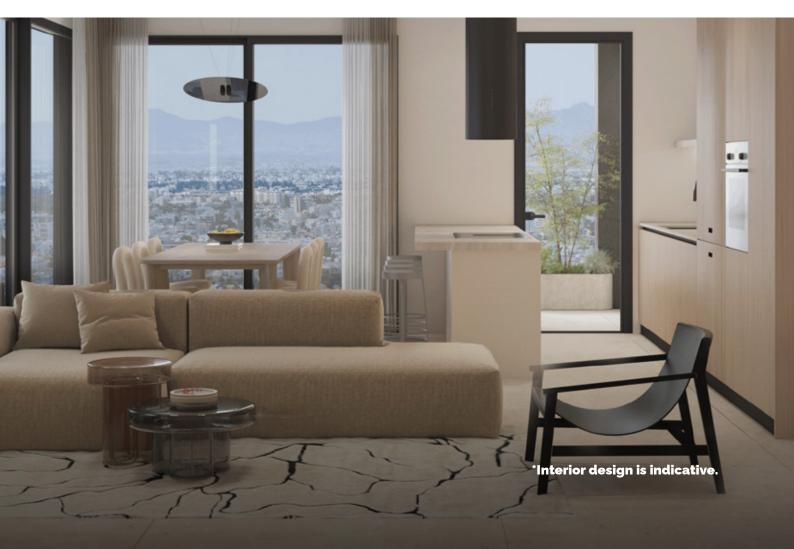


### **Designed to maximise comfort** and style for modern living

The interiors of Platinum Residence are designed to optimise space and natural light, creating a welcoming atmosphere that balances relaxation and sophistication. Spacious rooms invite comfort, making it easy to unwind or entertain guests.

High-quality materials and sleek finishes contribute to an air of understated luxury, ensuring that every detail reflects a commitment to quality. Thoughtfully considered layouts enhance the flow of the living spaces, prioritising both functionality and aesthetic appeal.

With an emphasis on elegance and practicality, Platinum Residence offers a refined environment where residents can enjoy a modern lifestyle. Each corner invites you to experience a home that is both stylish and effortlessly livable, providing the perfect backdrop for everyday moments.



### Platinum Residence: Where Accessibility Meets Tranquility

### An ideal balance of city convenience and suburban peace

Platinum Residence is nestled in the sought-after area of Platy Aglantzias. By offering residents easy access to major highways, schools, shopping centres, and other essential services, the Residence fits perfectly into your lifestyle. Its strategic location allows you to enjoy the convenience of city life while being away from the noise and bustle of the city centre (as shown on the map).



### A smart choice for discerning homeowners and investors

- Exclusive Opportunity: The boutique building features 9 exclusive apartments, offering a private, community-oriented living experience.
- Energy Efficiency: Eco-friendly design reduces energy costs and promotes sustainability.
- Prime Location:

Enjoy the convenience of city life with easy access to key areas while residing in a quiet neighbourhood.

Modern Design:

Stylish interiors and exteriors ensure a sophisticated living environment.

### Why Choose Platinum Residence?



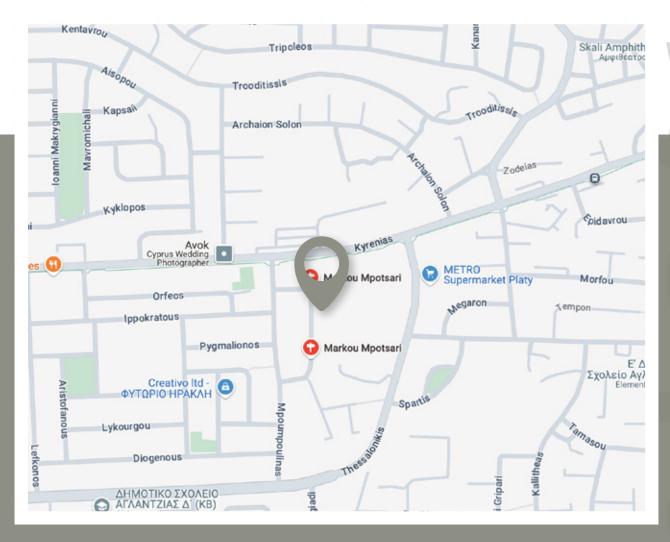




### **Explore the Prime Location of Platinum Residence** Discover the advantages of living

in Platy Aglantzias

Platinum Residence is perfectly situated in the vibrant neighbourhood of Platy Aglantzias, Nicosia. This prime location offers residents easy access to a wealth of amenities, ensuring a convenient and enjoyable lifestyle. With nearby green spaces and excellent transport links, this community provides a harmonious balance of urban living and serene surroundings.



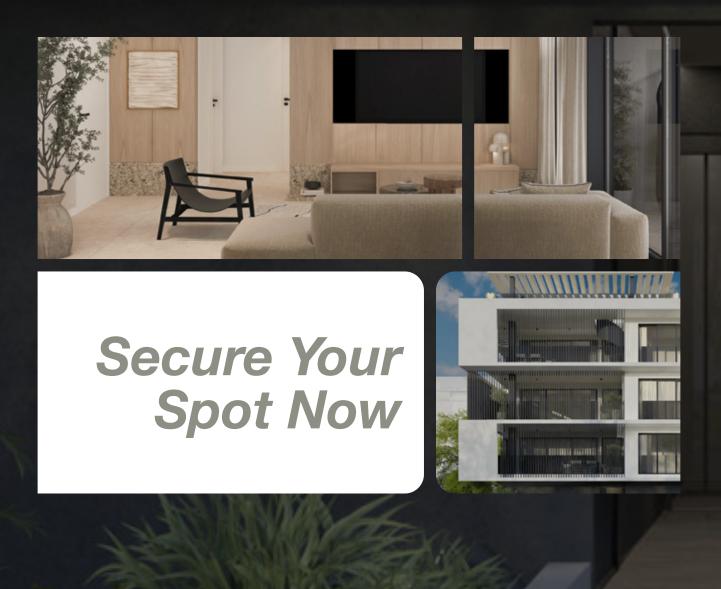
The exact location is shown on the map below.

### Luxury Living in Platy Aglantzias

### Your future home awaits – a blend of comfort, style, and investment potential

Platinum Residence combines contemporary design, energy-efficient technology, and a prime location, offering both comfort and investment potential. Discover your future home or investment opportunity today.

Contact us for more information.



# platinum

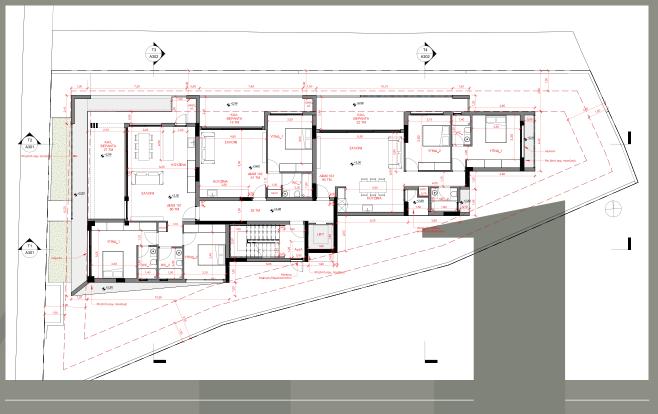
#### 9 units Prices

Floors	Number Of Rooms	Internal (m2)	Covered Verandas (m2)	Uncovered Verandas (m2)	Auxuliary Spaces (m2)	Parking Space	Total Gross (m2)
101	2	86	27	0	3	1	116
102	1	51	15	0	3	1	69
103	2	90	22	0	4	1	116
201	2	86	27	0	3	1	116
202	1	51	15	0	3	1	69
203	2	90	22	0	4	1	116
301	2	86	22	Roof Garden 34	4	1	146
302	1	51	15	0	3	1	69
303	2	90	22	0	4	1	116

### GROUND FLOOR PLAN



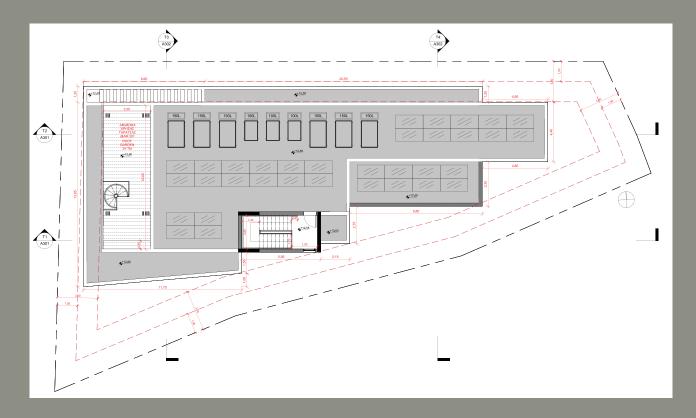
### FLOORS PLAN / 1, 2 & 3



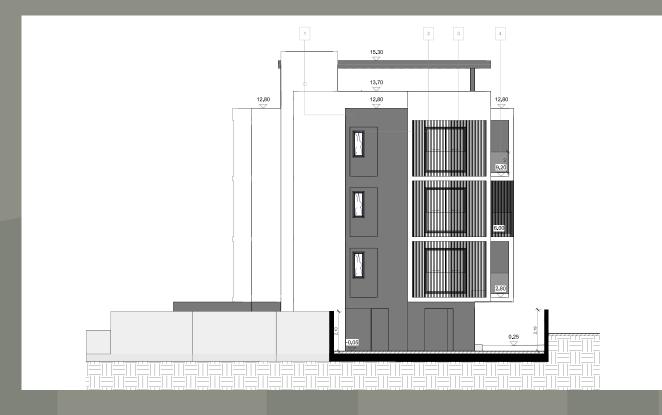
Platinum Residence

elegance and fort converge.

### FLOOR PLAN



EAST VIEW

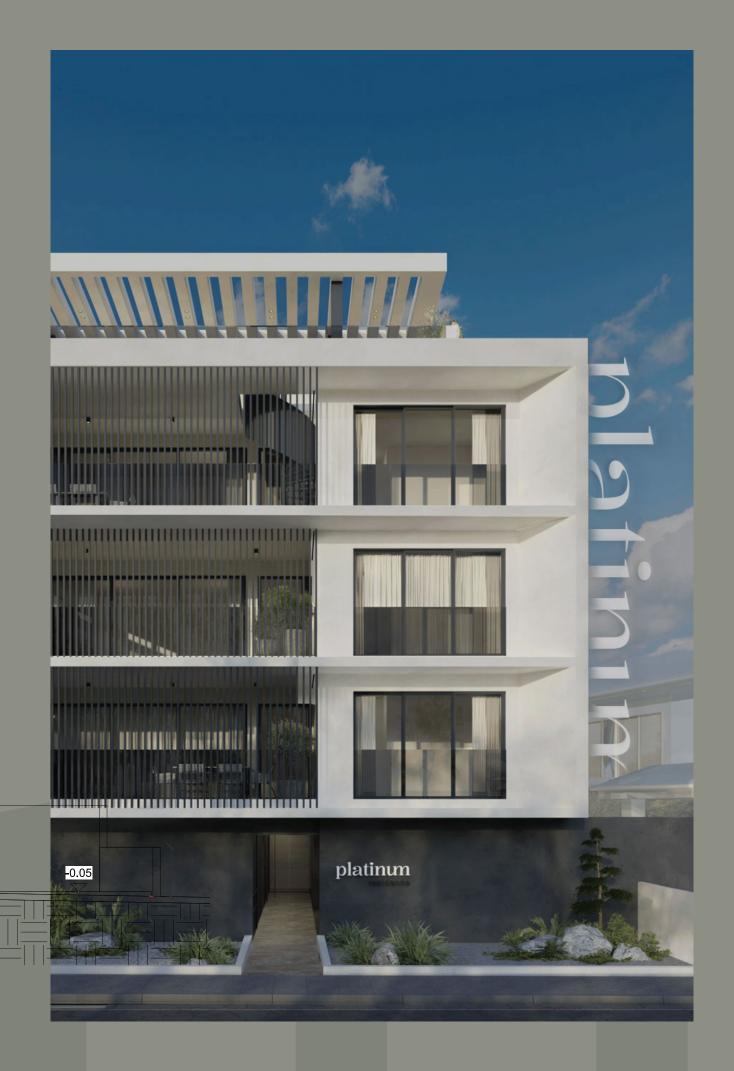


### WEST VIEW



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elegance and fort converge.





### A Dynamic Approach to Modern Living

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