



la bohème

EFFORTLESS LUXURY

La Boheme Residence:

Where Elegance Meets Artistic Flair

Discover a prime location in the heart of Strovolos

Nestled in the prestigious neighbourhood of Strovolos (off Athalassas Avenue) La Boheme Residence offers an unparalleled living experience.

This sought-after location combines the charm of suburban life with the vibrancy of city amenities, creating a perfect backdrop for modern living.

- **Convenience at Your Doorstep:** Enjoy easy access to schools, and parks, making it an ideal choice for families and professionals alike.
- **A Thriving Community:** The neighbourhood boasts a rich cultural heritage, providing residents with a sense of belonging and connection to the area.

This exceptional project bears the prestigious signature of **Gold Heritage Properties**.

Our commitment to quality and craftsmanship ensures that La Boheme Residence is not just a place to live but a true home for those who appreciate elegance and style.





Boutique Apartments

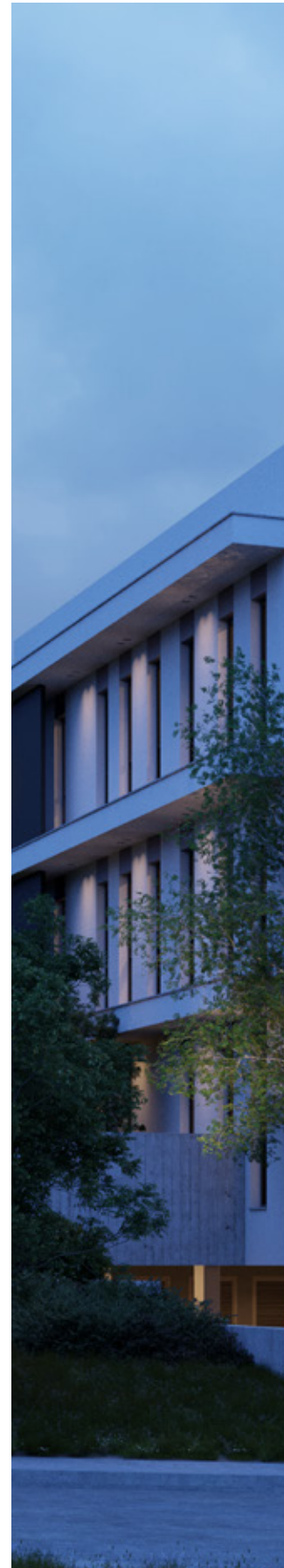
Exclusivity in Every Detail

Effortless Luxury Redefined

At La Boheme Residence, we redefine effortless luxury living with our collection of only 7 exclusive apartments, ensuring a personalised experience for every resident.

Each apartment is designed to meet the highest standards of modern living, boasting spacious layouts and exquisite finishes.

- **Diverse Options:** Choose from one-bedroom, two-bedroom, and three-bedroom flats tailored to suit your lifestyle. Our three-bedroom apartments on the third floor come with private roof gardens, offering a serene outdoor space to relax and entertain.
- **Intimate Community Living:** With just two apartments on each floor, residents can enjoy privacy and a sense of community, fostering connections with neighbours in an exclusive setting.





Building features

Bohemian Grandeur Reimagined

Modern elegance, bohemian charm

The exterior of La Boheme Residence captures the essence of modern elegance blended with bohemian charm. The project's unique and artistic façade is not only visually striking but also designed to harmonise with the surrounding environment.

- **Sophisticated Aesthetics:** The building features elegant wood panels, expansive windows, and architectural details that make this project stand out. The thoughtful integration of architectural lighting highlights the building's design, ensuring it acts as a stunning landmark in the area, both day and night.
- **Sustainable Design:** Built with energy efficiency in mind, the residence incorporates sustainable materials and practices, making it an environmentally friendly choice for discerning homeowners.





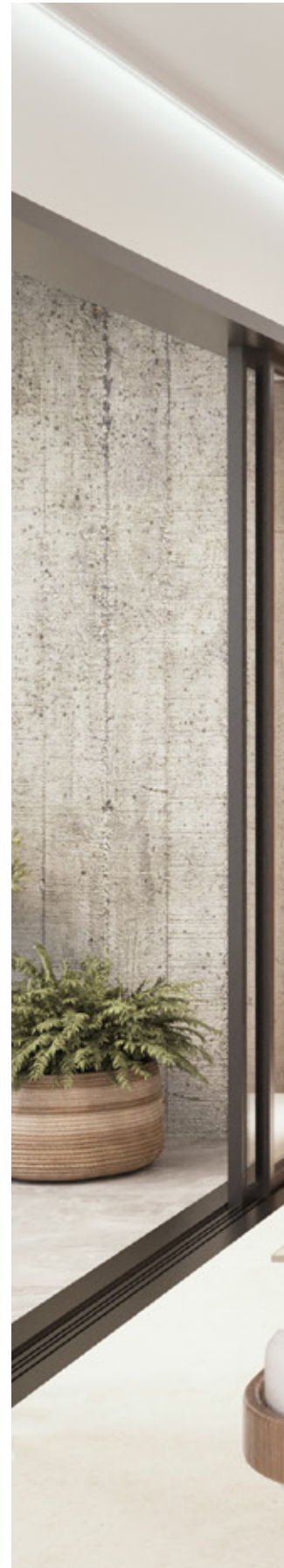
Interior Design

Sophisticated Spaces
Tailored for You

Your home, your way

At La Boheme Residence, each apartment showcases thoughtfully designed interiors that seamlessly combine style and functionality, inviting you to experience the elegance of modern living.

- **High-Quality Finishes:** The apartments are adorned with premium finishing materials that showcase attention to detail and craftsmanship. From the flooring to the fixtures, every element has been selected to enhance your living experience.
- **Comfort and Convenience:** Each apartment features a full installation of concealed air conditioning units in the living room and wall-mounted units in the bedrooms, ensuring optimal comfort throughout the seasons. Ample storage units provide practical solutions for modern living, while luxurious design elements enhance the overall aesthetic.
- **Customisable Interior Spaces:** We understand that every homeowner has a unique aesthetic sense. At La Boheme Residence, you have the opportunity to create customisable interior spaces that fit your individual style, allowing you to make your home a true reflection of who you are.







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A modern, minimalist living and dining area. In the foreground, a curved, light-colored sofa sits on a textured rug. To the left, a dining table is set with chairs. In the background, a bar area features a long counter and several wooden bar stools. Large windows with dark frames and light-colored curtains let in natural light. A potted plant is placed near the windows. The overall aesthetic is clean and contemporary.

Discover the art of living

at La Boheme Residence, where
elegance meets inspiration.

boheme

Technical Specifications

Step into tomorrow, today

Cutting-edge technology, energy-efficient solutions

At La Boheme Residence, we prioritise modern living through cutting-edge technology and energy-efficient solutions.

- **Energy Efficiency Class A:** Enjoy the benefits of a photovoltaic system designed for common areas and select apartments, significantly reducing energy consumption and costs.
- **Advanced Infrastructure:** Each apartment is equipped with fibre-optic connections for high-speed internet, ensuring seamless connectivity. Residents will also benefit from a central satellite antenna for local channels, providing entertainment options at your fingertips.
- **Security and Comfort:** The building features entrance access cards and/or passcodes, enhancing security while providing convenience for residents. A display intercommunication panel allows for easy communication throughout the building, ensuring that your needs are met promptly.



** Interior design is indicative.*



Common Areas

Designed for Connectivity and Convenience

Warm ambiance, welcoming vibes

The shared spaces at La Boheme Residence are thoughtfully designed to encourage community interaction and creativity. Warm ambiance and welcoming vibes are achieved through.

- **Welcoming Entrances:** The lobby features exquisite panel cladding and artistic details that invite residents and guests into a vibrant community atmosphere.
- **Creative Spaces:** Enjoy communal areas designed to inspire connection. La Boheme's focus on elegance and functionality creates inviting spaces for all residents and visitors to enjoy.





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Project Characteristics

A Smart Choice

Invest in Your Future - Enhance Your Lifestyle

La Boheme Residence is not just a home; it's a smart investment in a thriving neighbourhood. Situated in the prestigious area of Strovolos, this boutique residence benefits from a range of factors that contribute to long-term property value appreciation.

- **Prime Location:** The strategic location off Athalassas Avenue provides easy access to major amenities, schools and parks, making it an attractive choice for families and professionals alike. As the area continues to develop and evolve, property values are expected to rise.
- **Growing Demand:** With a limited supply of boutique apartments and increasing demand for quality living spaces, La Boheme Residence stands out as a desirable choice for discerning homeowners. Its exclusivity and unique design set it apart from traditional residential options, ensuring its appeal in the competitive real estate market.
- **Sustainable Living:** The incorporation of energy-efficient solutions and modern amenities positions La Boheme Residence as a forward-thinking choice for environmentally-conscious buyers. As sustainability becomes increasingly important to homeowners, properties with these features are likely to appreciate in value over time.
- **Exceptional Craftsmanship:** Each apartment reflects superior craftsmanship, featuring high-quality finishes and materials that create an inviting and luxurious living environment tailored to modern lifestyles.
- **Innovative Living Spaces:** The apartments are designed with open-plan layouts that maximise natural light and enhance livability, creating a seamless flow between indoor and outdoor spaces for an enriching living experience.







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GOLD HERITAGE
PROPERTIES

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TOGETHER
we create
Lifestyle

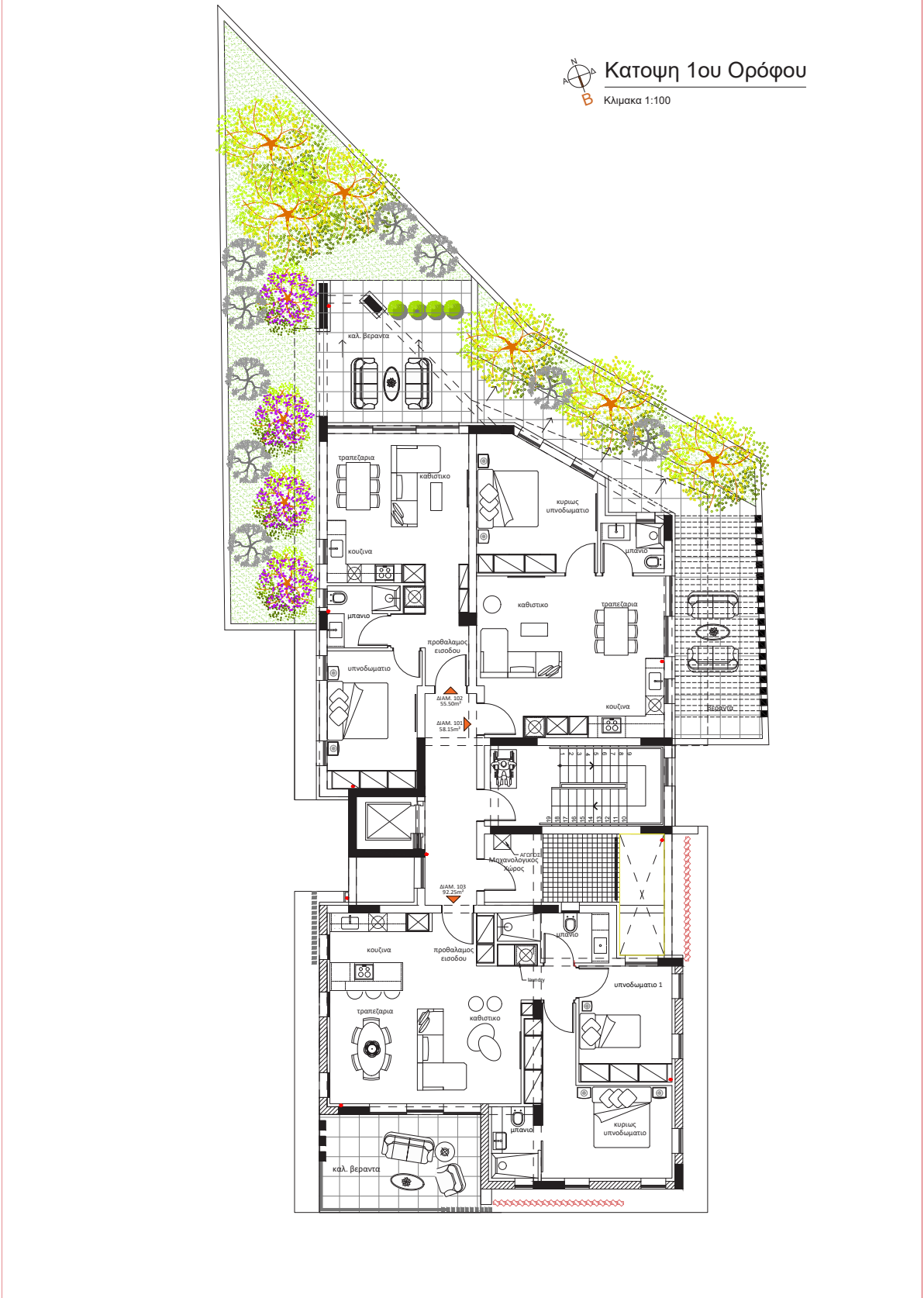
The project

Floors	Number of rooms	Internal (m2)	Covered Verandas (m2)	Uncovered Verandas (m2)	Auxiliary spaces (m2)	Parking space	Total Gross (m2)
101	1	58.1	18.8	34.1	4.4	1	115.4
102	1	55.1	14.8	81.1	2.8	1	153.8
103	2	91.5	16.4	0	3.9	1	111.8
201	3	119.4	15.6	0	4	1+1	139
202	3	115.2	18.9	0	4.7	1+1	138.8
301	3	119.4	15.6	ROOF GARDEN 15.4	5.5	2	155.9
302	3	115.2	18.9	ROOF GARDEN 15.4	4.7	2	154.2

CREATING
TOMORROW'S
Landmarks Today

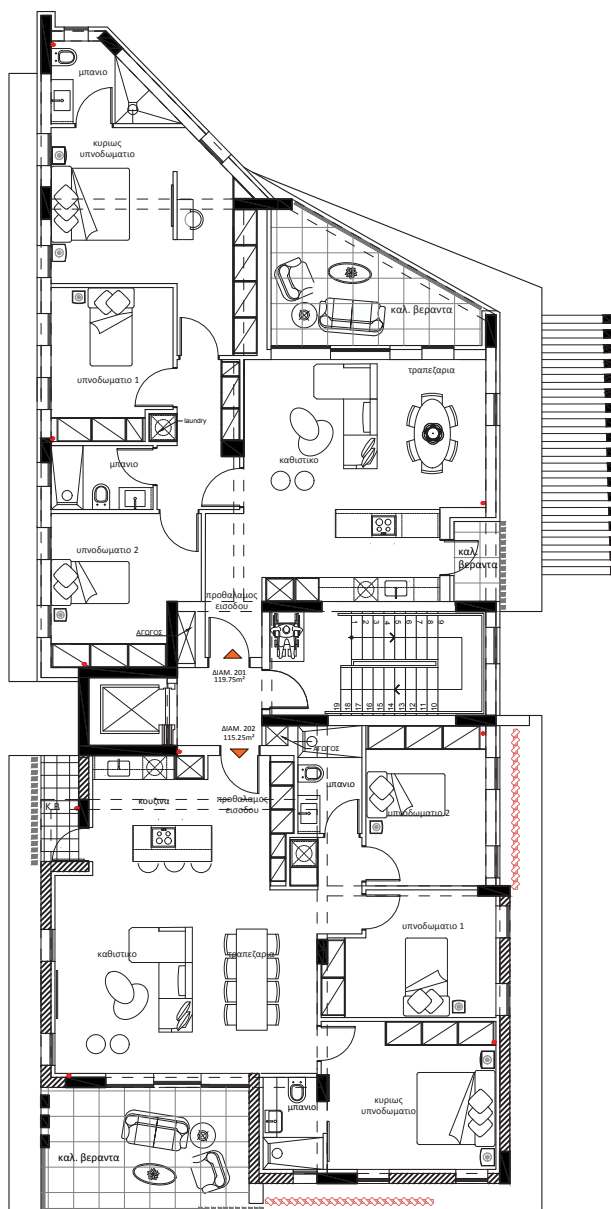


1st Floor



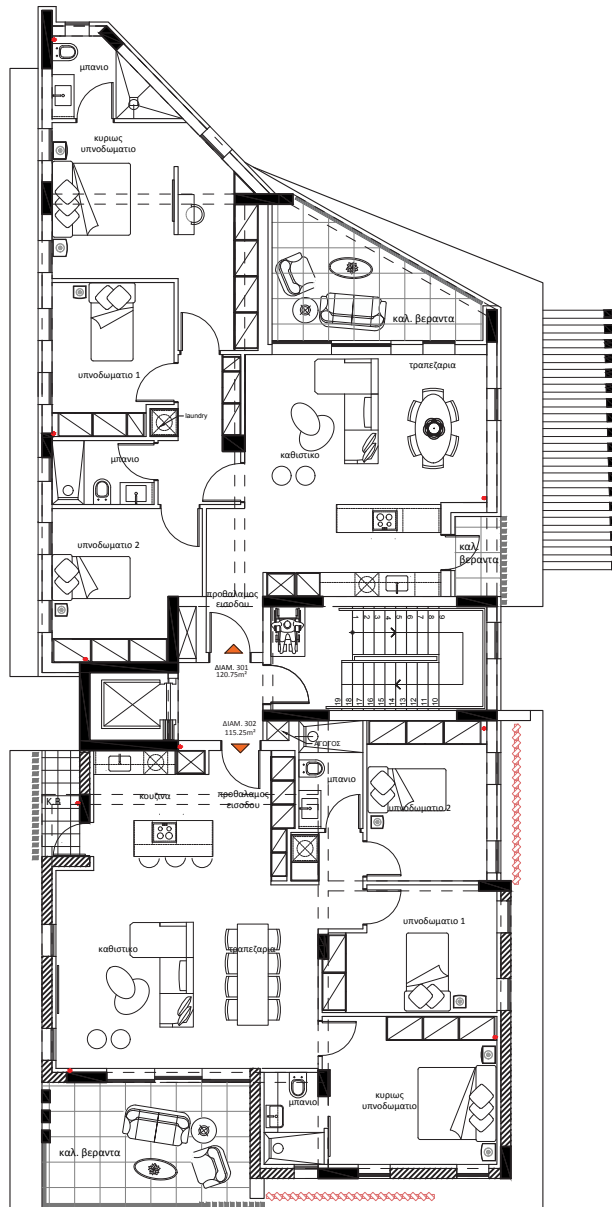
2nd Floor

Κατοψη 2ου Ορόφου
Κλίμακα 1:100



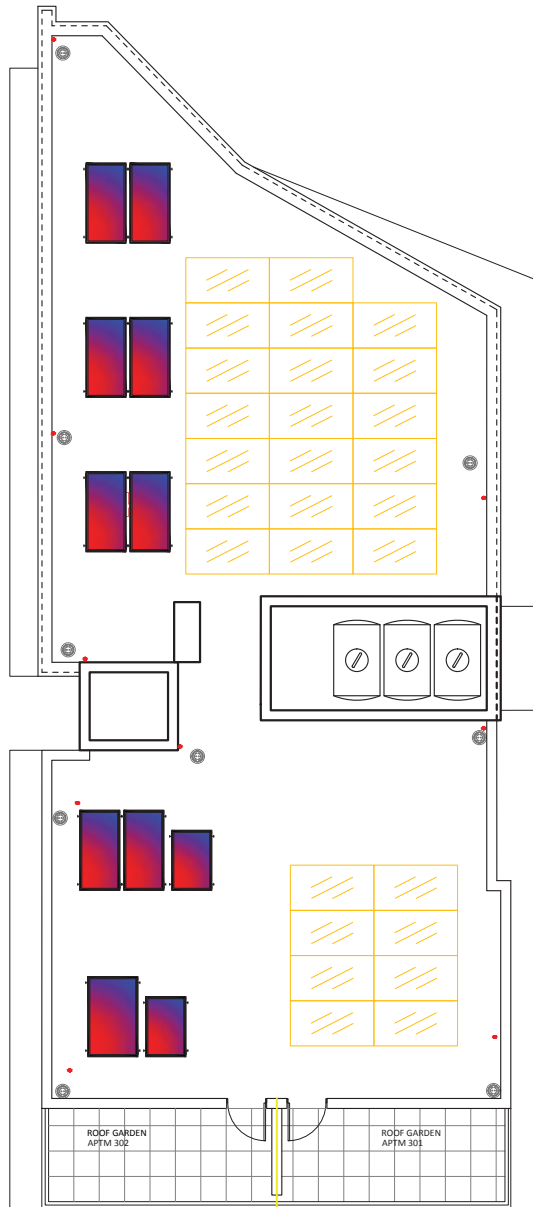
3rd Floor

Κατοψη 3ου Ορόφου
Κλίμακα 1:100



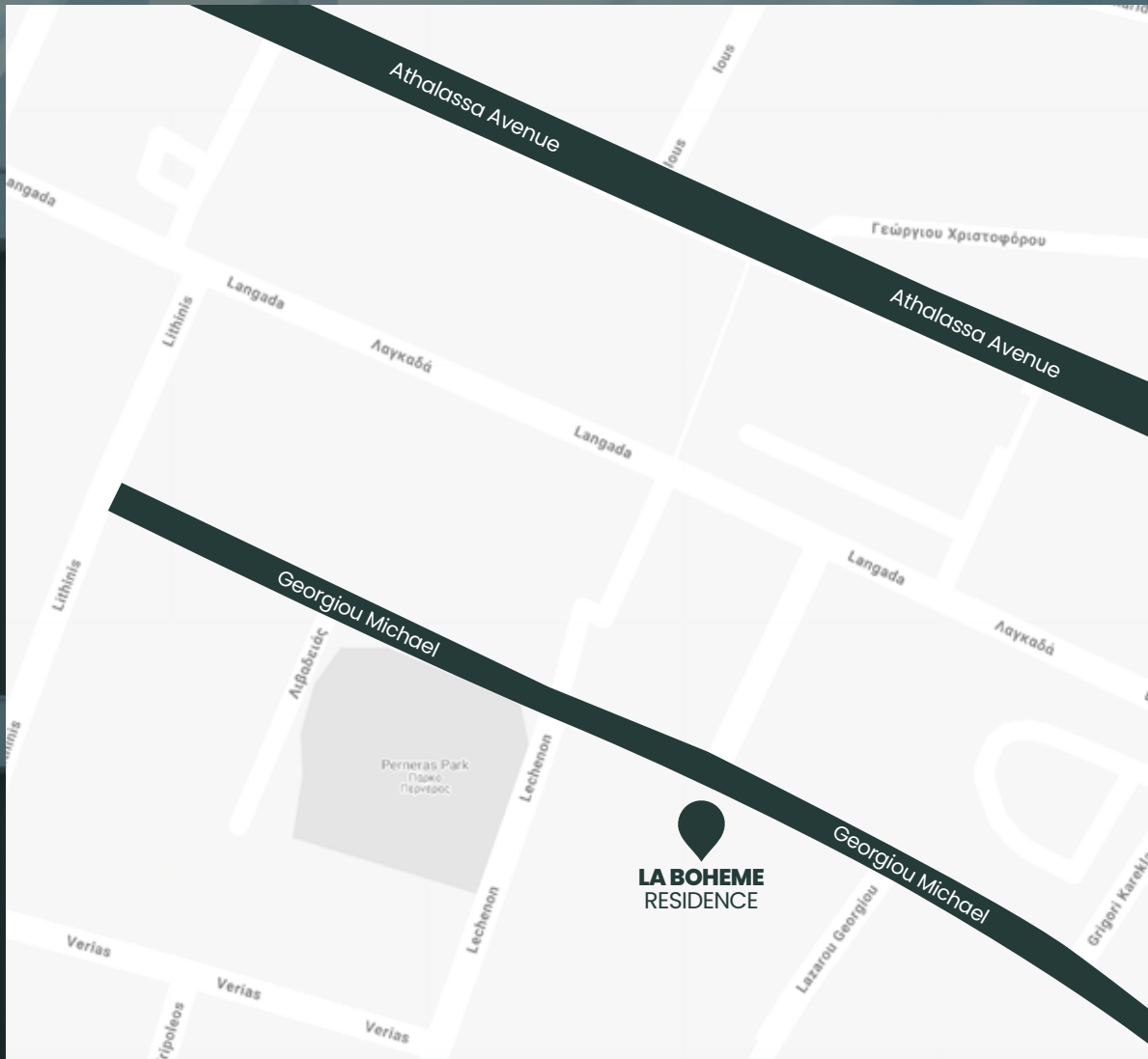
Roof Plan

Κατοψη Οροφής
Κλίμακα 1:100



The Map

Floor



la bohème
EFFORTLESS LUXURY

Address: 21 Georgiou Michael, 2023, Apostolos Varnavas
& Agions Markos, Strovolo, Nicosia

Discover the art of living

—find your sanctuary in the heart of Strovolos, and let the new chapter of your future begin!

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