

PERNERA  
HEIGHTS

Contemporary Living,  
**Perfected**



GOLD HERITAGE

# Discover Pernera Heights, **your smart choice.**

Nestled in the heart of Aglantzia, Pernera Heights is a contemporary four-story residential building designed for modern comfort and convenience. With a total of 12 exclusive apartments—nine 2-bedroom and three 3-bedroom residence this development offers a stylish and functional living experience. Whatever your needs, Pernera Heights is the smart choice for modern, urban living.











# PERNERA HEIGHTS

Ρογμνίας

View Point  
Σημείο θέας

Alsos Forest  
Άλσος ακαδημίας

Α κοινοτικό  
νηπιαγωγείο  
Αγλαντζίας

Agapis

Destination  
Fitness

Aglantzia  
Sports Centre

Larnacos

Larnacos

Larnacos

Aglantzias

Aglantzias

Ammochostou

Ammochostou



# Elevated Living, Unmatched Location

Aglantzia Heights

## Where City Energy Meets Private Serenity

Pernera Heights is situated at the highest point of Aglantzia, offering an unparalleled vantage point over the city. This prime location provides a rare blend of exclusivity, privacy, and convenience, ensuring the best of urban living without the noise and congestion.

- **Breathtaking Panoramic Views**

Enjoy stunning cityscapes and endless horizons from your private balcony.

- **A Sense of Serenity & Privacy**

Perched above the city, you'll experience a tranquil retreat while still being in the heart of Nicosia.

- **Unmatched Accessibility**

Just minutes away from major highways, business districts, top universities, and entertainment hubs.

At Pernera Heights we elevate your lifestyle with a home that offers the perfect balance of city energy and private escape

[Click to View Location](#)





# The Vision Behind Pernera Heights

## Live the Life you Deserve

At Pernera Heights, we've reimagined modern living to be both sleek and inviting. While our design celebrates clean, contemporary lines, we've carefully crafted every detail to create a space that feels warm and welcoming. It's the perfect blend of modern elegance and homely comfort—where style doesn't sacrifice warmth, and every corner feels like a place you belong.

### The project utilises the best elements of the area:

- **A Horizontally Spanning Structure** that maximises privacy and space between residences, giving you the peaceful retreat you deserve.
- **A Thoughtful Layout** that invites natural light and fresh air, creating an open, airy living environment.
- **Modern Architecture** that not only integrates beautifully with the surroundings but also creates an inviting, harmonious atmosphere.
- **A Place You Can Call Home.** Crafted with your comfort and lifestyle in mind, Pernera Heights is more than just a building; it's a place to live, relax, and thrive.

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HEIGHTS

# A New Standard

of Modern Living

## Where Bold Design Meets Your Everyday Needs

Penera Heights stands as a bold statement in Aglantzia, Nicosia—combining sleek, modern architecture with unparalleled functionality. Its striking façade and thoughtful design set the stage for a sophisticated living experience. The building features:

- **Razor-Sharp Lines & Daring Architecture:** A visually captivating exterior that commands attention and sets the tone for modern living.
- **Comfortable Interiors:** Stylish, functional spaces designed to provide both comfort and practicality, perfect for everyday living.
- **High-Quality Materials:** Carefully selected materials that guarantee lasting durability while exuding elegance and sophistication.
- **Masterful Use of Space & Light:** A design that enhances the ambiance with spacious rooms and abundant natural light, creating an uplifting atmosphere.
- **Secure Gated Entry:** Your privacy and safety are paramount, with a secure entry, protecting you and your loved ones.
- **Private Parking & Storage Areas:** Convenient, designated parking(s) for each apartment, offering maximum convenience.
- **Landscaped Surroundings:** Beautifully designed outdoor areas that enhance curb appeal and create a serene, welcoming environment.
- **Spacious Balconies:** Offering stunning panoramic views of the city, ideal for relaxing or entertaining.









# Interior Design

Smart, Functional, Elegant



\*Interior design is indicative.





# Designed for Life,

Built for Comfort

At Perner Heights, every detail has been thoughtfully designed to deliver a living experience that's as practical as it is beautiful. The interior of your future home offers a seamless blend of modern sophistication and functional elegance:

- **Open-Plan Living Areas:**

Designed for comfort and flow, perfect for both relaxation and entertaining.

- **Premium Finishes:**

Luxurious touches throughout, adding a layer of sophistication to every space.

- **Smart Storage Solutions:**

Ingeniously created to maximise space

- **Expansive Windows:**

Flooding your living areas with natural light while ensuring excellent ventilation.

- **Sleek Kitchens & Modern Bathrooms:**

Striking the perfect balance between style and efficiency, ideal for the modern lifestyle.







## The project / 12 units

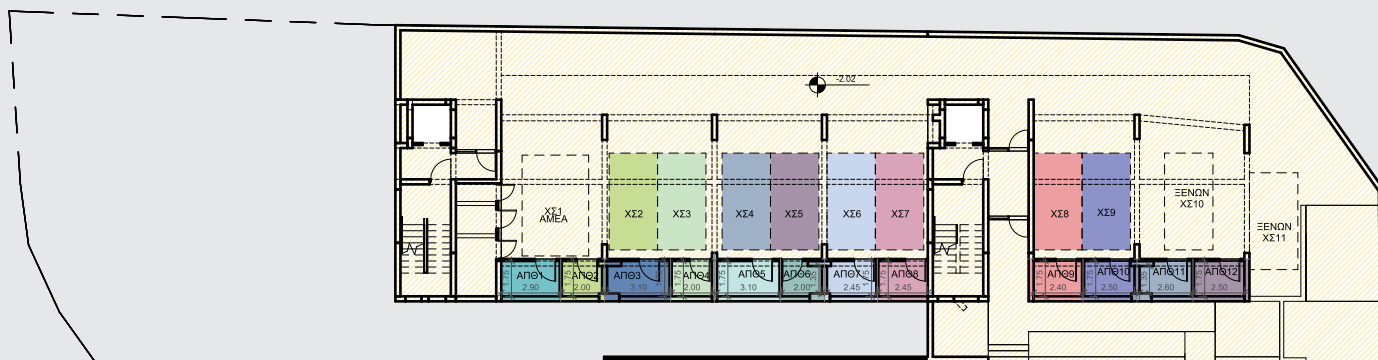
Floors	Number of Rooms	Internal (m2)	Covered Verandas (m2)	Roof Garden (m2)	Numbers of parking space
101	2	89	21	0	1
102	2	89	24	0	1
103	2	90	21	0	1
201	3	122	20	0	2 (1)
202	2	89	21	0	1
203	2	89	24	0	1
204	2	90	21	0	1
301	3	122	20	0	2
302	2	89	21	23	1
303	2	89	24	25	1
304	2+1 Roof (1)	90+17	21	30	1
401	3+1 Roof (1)	122+17	27	0	2

# Ground Floor & 1st floor

## Floor Plans

### ① Ground Floor

1:200

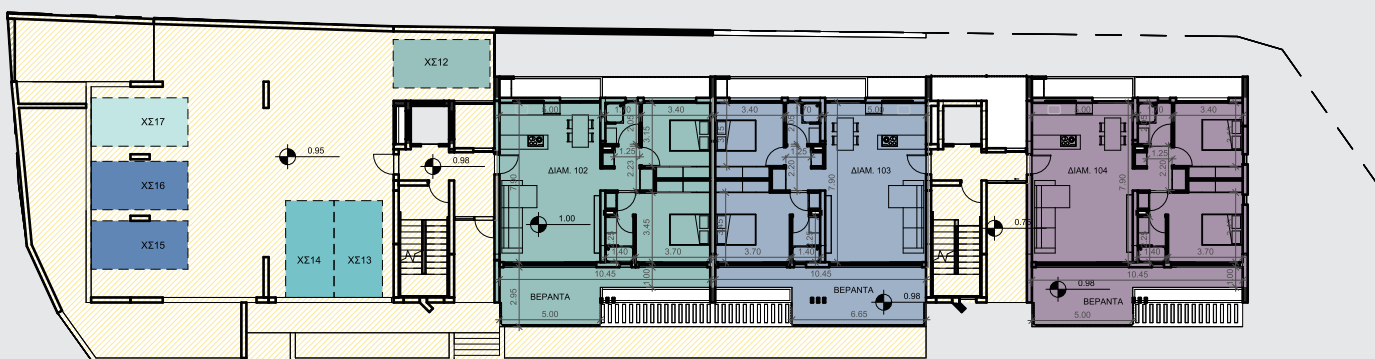


#### Apartments Separation

Apartment 102	Apartment 301
Apartment 103	Apartment 302
Apartment 104	Apartment 303
Apartment 201	Apartment 304
Apartment 202	Apartment 401
Apartment 203	Share Spaces
Apartment 204	

### ② 1st floor

1:200



#### Apartments Separation

Apartment 102	Apartment 301
Apartment 103	Apartment 401
Apartment 104	Share Spaces
Apartment 201	

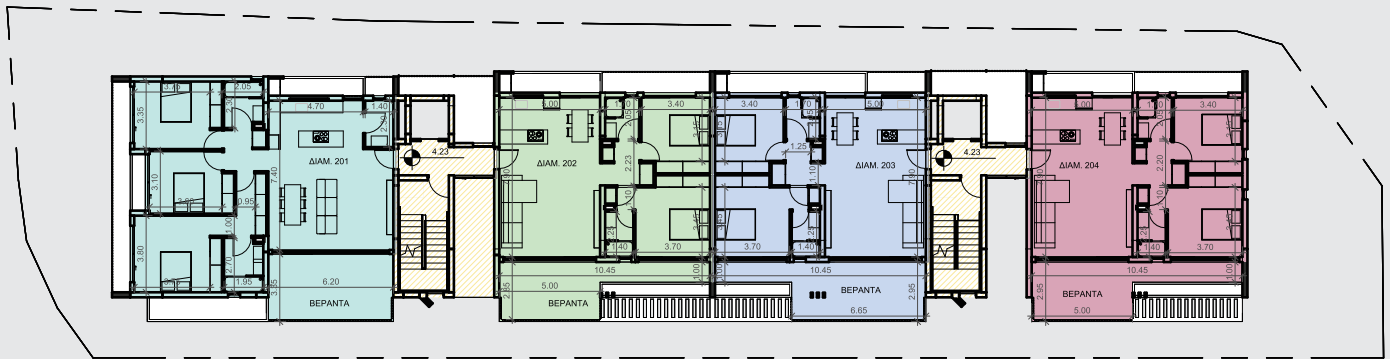


# 2nd & 3rd floor

## Floor Plans

### ③ 2nd floor

1:200

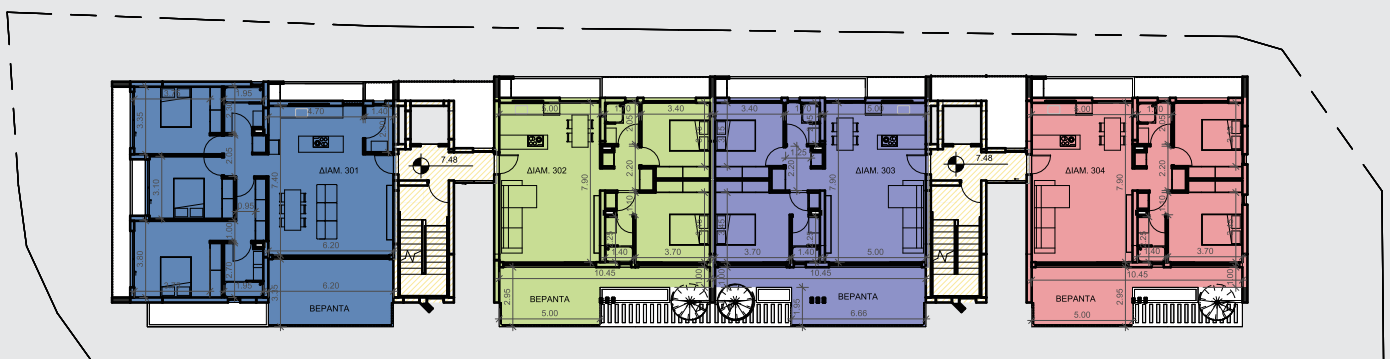


#### Apartments Separation

- Apartment 201 ■
- Apartment 202 ■
- Apartment 203 ■
- Apartment 204 ■
- Share Spaces ■

### ④ 3rd floor

1:200



#### Apartments Separation

- Apartment 301 ■
- Apartment 302 ■
- Apartment 303 ■
- Apartment 304 ■
- Share Spaces ■



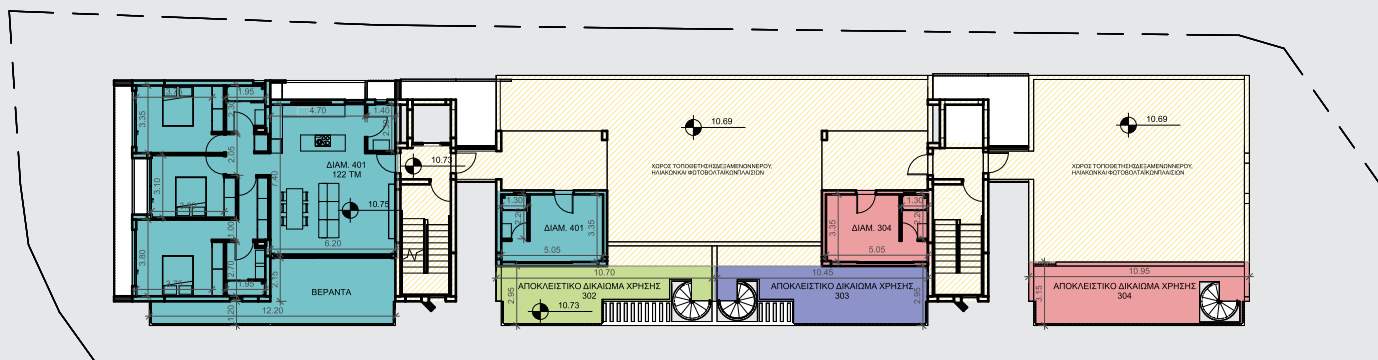


# 4th floor & Roof top

## Floor Plans

### ⑤ 4th floor

1 : 200

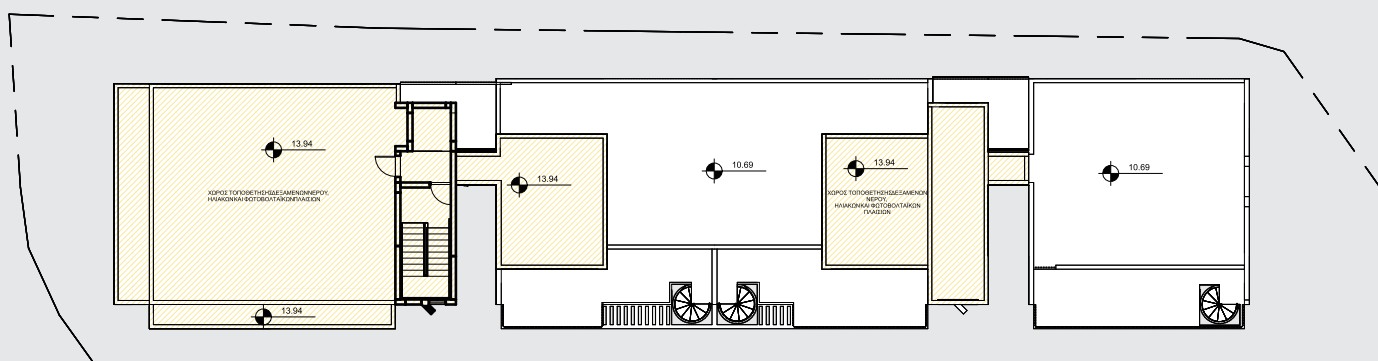


#### Apartments Separation

- Apartment 302
- Apartment 303
- Apartment 304
- Apartment 401
- Share Spaces

### ⑥ Roof Top

1 : 200



#### Apartments Separation

- Share Spaces

# Technical Specifications

Innovative Design, Uncompromising Quality

Penera Heights is built with modern living in mind, offering reliable infrastructure, energy-efficient solutions, and high-quality materials. Every feature is chosen to improve comfort, reduce energy costs, and ensure long-term durability.

## Energy Efficiency

- Energy Class A for optimal thermal performance
- Solar photovoltaic system for common areas
- Photovoltaic system available for selected apartments

## Heating

- Underfloor heating provision for all apartments

## Airconditioning

- Two-bedroom:
  - Full installation wall-type unit in bedrooms
  - Full installation of concealed unit in living room (suspended ceiling included)
- Three-bedroom:
  - Full installation wall-type unit in bedrooms
  - Full installation of concealed unit in living room (suspended ceiling included)

## Kitchen & Woodwork

- Custom-designed kitchen cabinets and bedroom wardrobes included
- Crafted with high-quality materials and premium finishes
- Soft-close mechanisms and durable hardware for everyday comfort
- Smart layout solutions designed to maximise storage space and functionality
- Modern, elegant aesthetic that complements the overall interior design

## Windows & Doors

- Thermal aluminum frames with double-glazing
- Multipoint locking system for security

## Walls & Insulation

- Exterior: 25cm thermal block with insulation
- Interior: High-performance drywall system with soundproofing











# Your Tomorrow Begins Today at Perner Heights

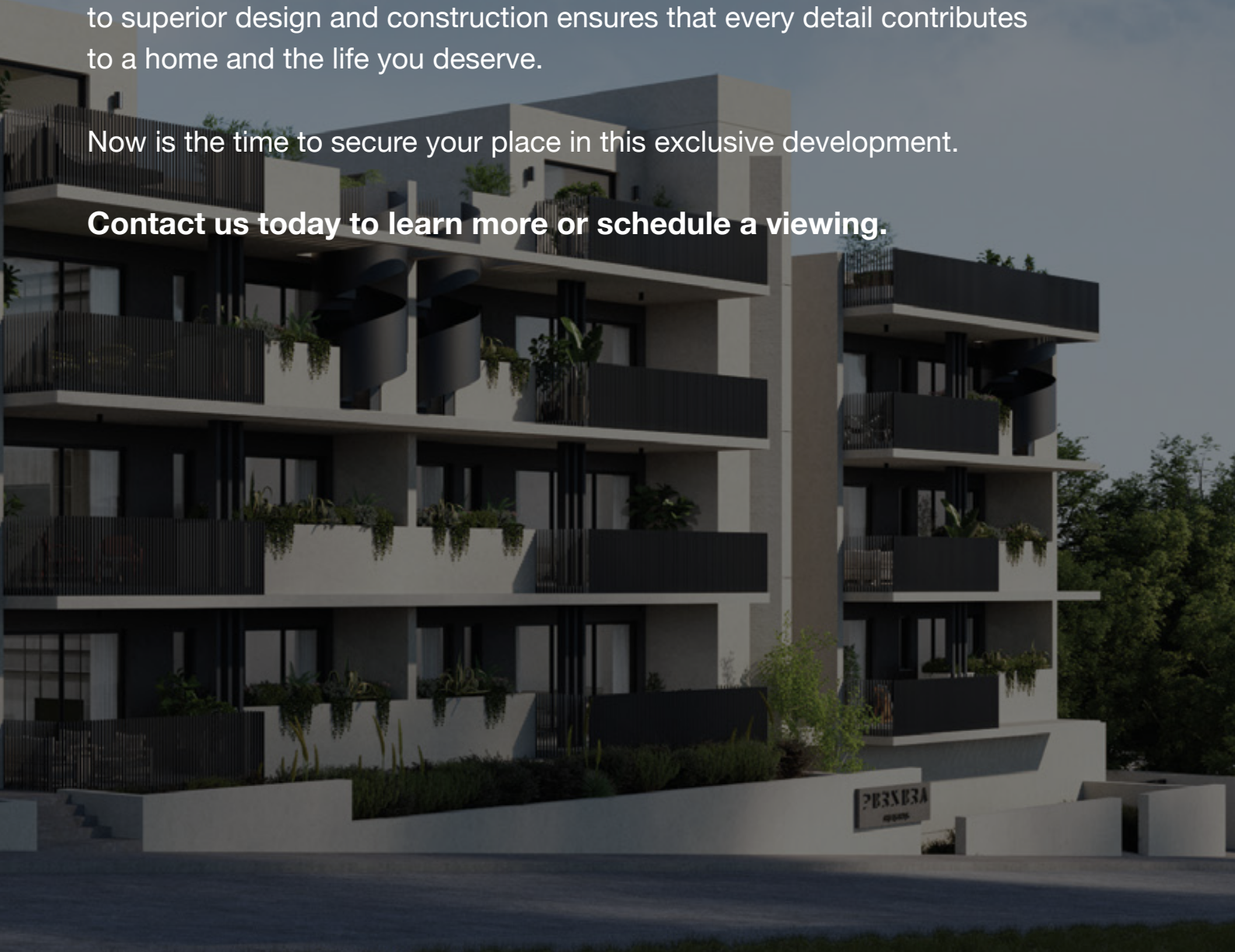
The Life You Deserve, in Every Detail

Perner Heights isn't just a residence—it's a statement of modern living in one of Nicosia's most sought-after locations. With thoughtfully designed spaces, premium materials, and cutting-edge energy efficiency, this is an investment in comfort, quality, and long-term value.

As a Gold Heritage Properties development, Perner Heights is built with integrity, expertise, and a vision for excellence. Our commitment to superior design and construction ensures that every detail contributes to a home and the life you deserve.

Now is the time to secure your place in this exclusive development.

**Contact us today to learn more or schedule a viewing.**





# PERNERA

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