



HABITUS

RESIDENCE

Contemporary Living, **Perfected**



GOLD HERITAGE

A vision of tomorrow,
BUILT FOR TODAY.

Rising gracefully in the heart of Agioi Omologites, within Nicosia's city centre, Habitus Residence steps into the future. With its sleek curves, avant-garde geometry, and ambient architectural lighting, this landmark development isn't just a place to live, it's a statement of innovation and intent.

In the city's most sought-after district, discover a new kind of home, shaped by the future, designed for today.





ELABORAR



A photograph of a modern, multi-story building at night. The building features a series of balconies with curved, illuminated railings that glow with a warm, golden light. The building's facade is a light, neutral color, and the balconies are set back, creating a sense of depth. The sky is dark blue, and the overall atmosphere is sophisticated and modern. A large, semi-transparent dark blue rectangle is overlaid on the middle of the image, containing the text "Architecture that STANDS OUT".

Architecture that
STANDS OUT

MINIMAL,
MONUMENTAL,
ELEGANT.

Sculpted with clarity and confidence, Habitus Residence stands as a modern icon of symmetry and subtlety. With its fluid geometry and timeless design, the six-storey structure commands attention while seamlessly blending with its surroundings. Clean, crisp, and commanding — this is architecture that leaves a lasting impression and steps into the future, today.

- Striking Geometric Design

An architectural silhouette that captures attention and sets new standards for modern living.

- Optimized Privacy and Flow

Thoughtfully designed layouts offering one-bedroom and two-bedroom apartments, balancing personal space with shared experiences.

- Modern Urban Statement

A seamless integration of bold curves and clean lines, harmonizing with Nicosia's vibrant city life.

- Innovative Spatial Composition

Dynamic window placements and sculptural elements enhance the building's aesthetic appeal while providing ample natural light.

- Architectural Precision

Every detail, from the contours to the finishes, reflects a commitment to precision and purpose.







*Interior design is indicative.



Interior Spaces that Captivate

BOLD FORM. QUIET POWER.

Inside Habitus Residence, elegance takes on a new bold form — one that is unpretentious, intentional, and refined. Every space is designed purposefully: clean lines and minimalist aesthetics create a welcoming and forward-thinking environment.

Intelligent interior design combines high-quality materials and refined finishes, offering a clean, durable, and timeless living environment. The interiors speak the language of simplicity — a choice to prioritize function over excess, without compromising comfort.

This is more than modern living. This is a space that evolves with you.

- **Smart, Intentional Layouts**

Streamlined floorplans designed for flow, clarity, and everyday ease.

- **Elegant, Lasting Finishes**

High-quality materials that balance durability with refined aesthetic.

- **Light-Filled Living**

Large windows and open spaces maximise light, air, and perspective.

- **Choice of Layouts**

Each floor offers one-bedroom and two-bedroom apartments, tailored to your lifestyle.

- **Seamless Indoor-Outdoor Living**

Spacious balconies extend the living experience, ideal for relaxing or entertaining.



1 BDR APARTMENT





2 BDR APARTMENT





A photograph of a modern architectural interior. The ceiling is a thick, textured concrete slab. A long, narrow, illuminated channel is embedded in the ceiling, running diagonally from the top left towards the center. On the right side, there is a wall made of a grid of white, rectangular, perforated metal panels. The wall is illuminated from behind, creating a warm, golden glow. In the background, there are dark, rectangular structures, possibly columns or walls, and a glass partition. The overall atmosphere is minimalist and contemporary.

Future-Proof FOUNDATIONS

POWERFULLY ENGINEERED FOR TOMORROW.

Habitus Residence is built on a foundation of intelligent engineering and future-ready systems. Every aspect — from its structural design to its energy infrastructure — is developed with long-term performance, comfort, and sustainability in mind. Because future living isn't just imagined, it's engineered.

- **Reinforced Anti-Seismic Structure**

Built to European standards for safety and resilience.

- **Full Underfloor Heating**

Efficient, invisible climate control throughout every apartment.

- **Thermal Aluminium Frames with Double Glazing**

Superior insulation for energy savings and sound reduction.

- **"Pipe-in-Pipe" Plumbing System**

High-performance infrastructure designed for durability and easy maintenance.

- **Photovoltaic Panels**

Integrated solar solutions in selected units and common areas to support sustainable living.

- **Central Heat Pump & Water Pressure System**

Smart, centralized systems that ensure consistent efficiency and low-impact operation.

- **Energy Efficiency Class A**

Engineered for optimal energy performance — better for you, better for the environment.

NEXT-GEN LIVING

Smart. Sleek. Sustainable.

At Habitus Residence, next-generation living is more than architecture, it's a lifestyle shaped by design intelligence and technological foresight. Here, the future isn't just built into the structure — it's felt in every moment of daily life.

- Effortless Everyday Living

From underfloor heating to smart energy systems, every detail is designed to make life simpler, smoother, and more comfortable.

- Flexible Living Spaces

One-bedroom and two-bedroom layouts allow you to live the way you choose — whether solo, as a couple, or growing family.

- A Home That Adapts

Built to evolve with your needs — with spaces and systems that keep pace with your lifestyle today and tomorrow.

- Secure, Private Entry

A controlled-access entrance provides security and safety for you and your family.

- Dedicated Parking & Storage

Each unit benefits from private parking and storage areas.

- Integrated Green Design

From photovoltaic panels to solar infrastructure, Habitus seamlessly blends sustainability and money efficiency into everyday living.

The project / 18 units

Floors	Number of Rooms	Internal (m2)	Covered Verandas (m2)	Uncovered Verandas (m2)	Auxiliary spaces (m2)	Numbers of parking space	Total Gross (m2)
101	1	54.0	25.0	0	4.0	1	82.0
102	2	92.0	27.0	0	6.0	1	124.0
103	2	91.0	25.0	38	5.0	1	121.0
201	1	54.0	19.0	0	3.0	1	76.00
202	2	92.0	25.0	0	5.0	1	122.0
203	2	91.0	25.0	0	6.0	1	121.0
301	1	54.0	20.0	0	3.0	1	77.0
302	2	92.0	23.0	0	6.0	1	120.0
303	2	91.0	25.0	0	6.0	1	121.0
401	1	54.0	18.0	0	3.0	1	75.0
402	2	92.0	23.0	0	5.0	1	120.0
403	2	91.0	25.0	0	5.0	1	121.0
501	1	54.0	11.0	8	3.0	1	76.0
502	2	92.0	18.0	9	5.0	1	124.0
503	2	91.0	25.0	0	5.0	1	121.0
601	1	54.0	11.0	5	4.0	1	73.0
602	2	92.0	18.0	6	5.0	1	121.0
603	2	91.0	25.0	0	5.0	1	121.0

Click to View Location



HABITUS
RESIDENCE



LIVE DIFFERENTLY. LIVE HABITUS.

Designed for the life you want.

Habitus Residence is more than a home — it's a thoughtfully crafted living experience shaped by design, convenience, and long-term value. With its architectural elegance, smart functionality, and prime location, Habitus offers a new kind of city living: connected, considered, and distinctly future-ready.

- Prime Location:

Situated on Katsoni Street in Agioi Omologites, Habitus offers direct access to Nicosia's vibrant city centre while remaining quietly tucked away from the urban rush.

- Excellent Connectivity:

With easy access to the highway and main arteries, commuting in and out of the city is smooth and efficient.

- Proximity to Essentials:

Located within walking distance of schools, shops, cafes, and daily conveniences.

- Nature at Your Doorstep:

Just a few minutes from the picturesque Linear Park of Prodromou, ideal for walks, cycling, and unwinding in nature.

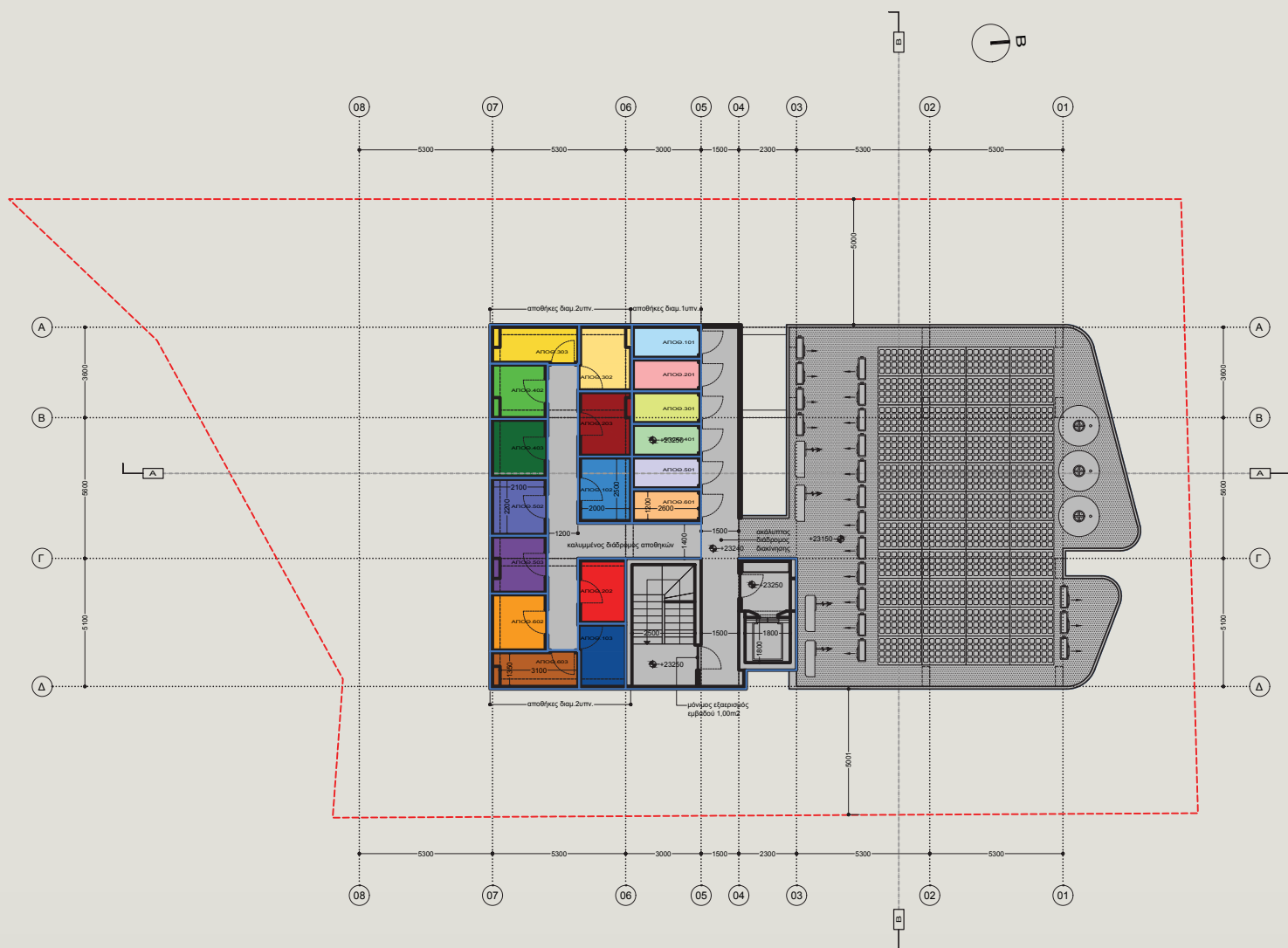
- A Neighborhood on the Rise:

Agioi Omologites is evolving into one of the most sought-after residential areas in Nicosia, blending peaceful living with future value.

- Long-Term Value:

A forward-thinking investment in one of Nicosia's most promising residential neighborhoods.

☐ κοινόκτητη και κοινόχρηστη ιδιοκτησία

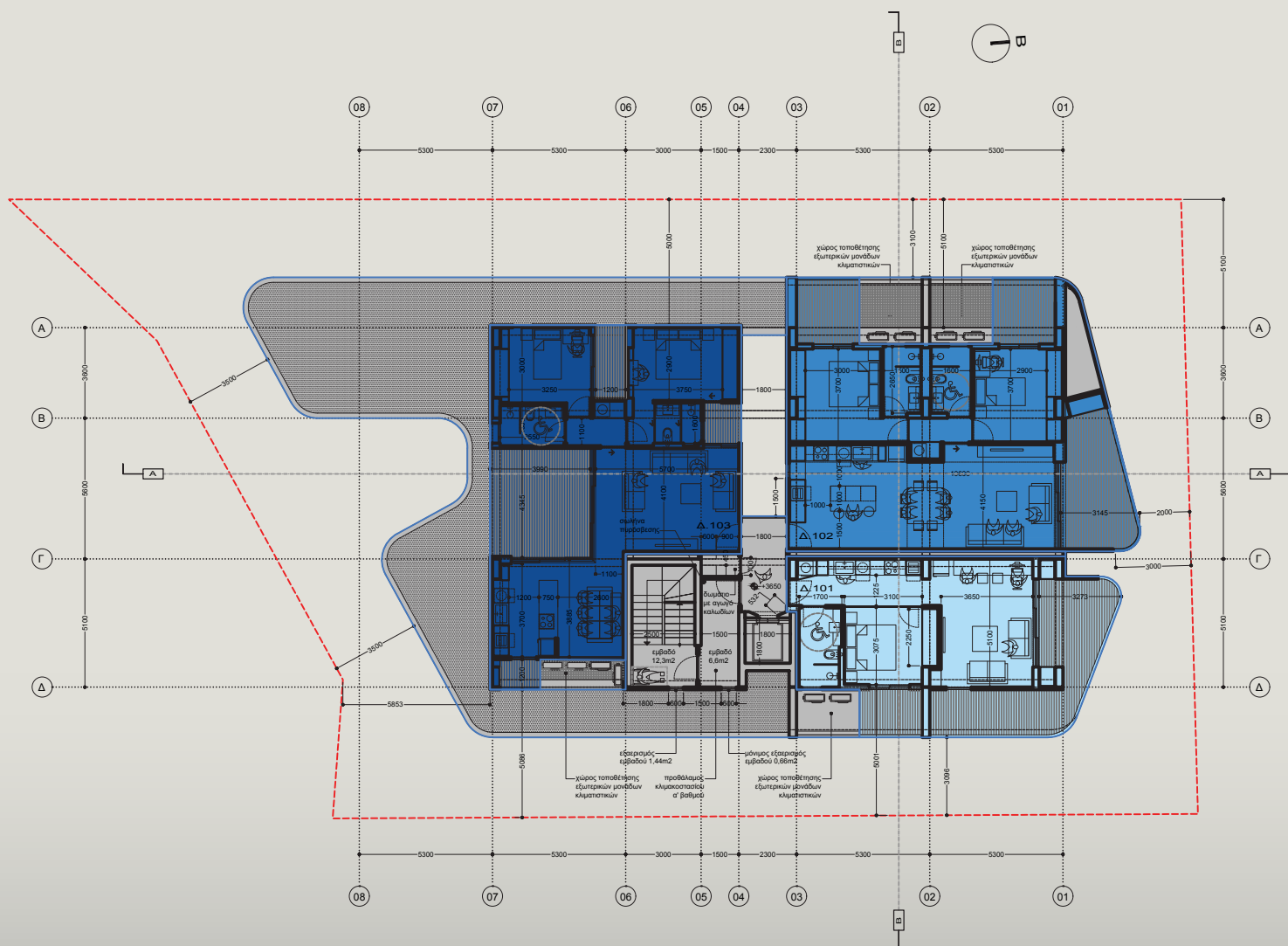


ΥΠΟΜΝΗΜΑ

 διαμέρισμα 101	 διαμέρισμα 301	 διαμέρισμα 501
 διαμέρισμα 102	 διαμέρισμα 302	 διαμέρισμα 502
 διαμέρισμα 103	 διαμέρισμα 303	 διαμέρισμα 503
 διαμέρισμα 201	 διαμέρισμα 401	 διαμέρισμα 601
 διαμέρισμα 202	 διαμέρισμα 402	 διαμέρισμα 602
 διαμέρισμα 203	 διαμέρισμα 403	 διαμέρισμα 603

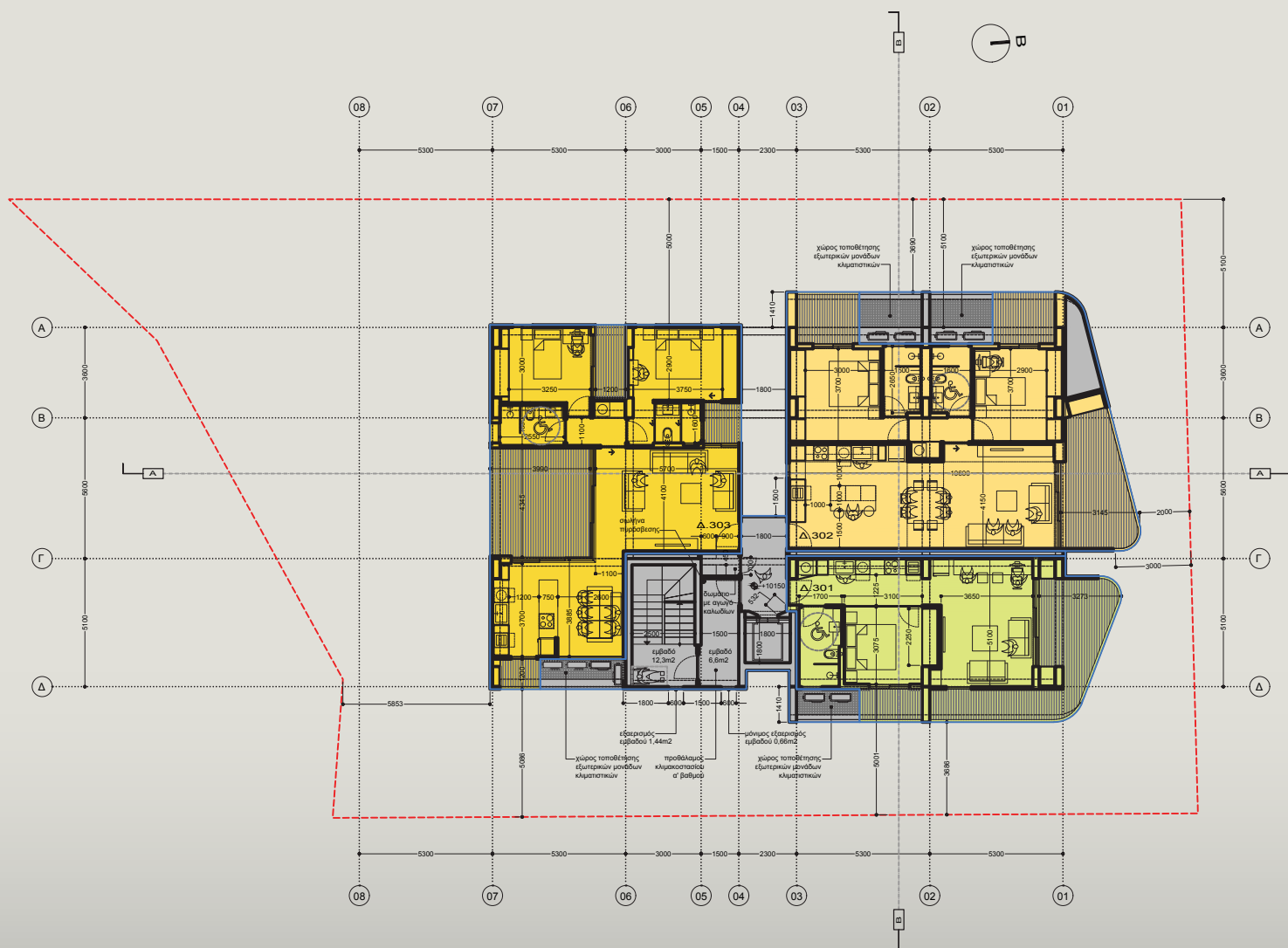
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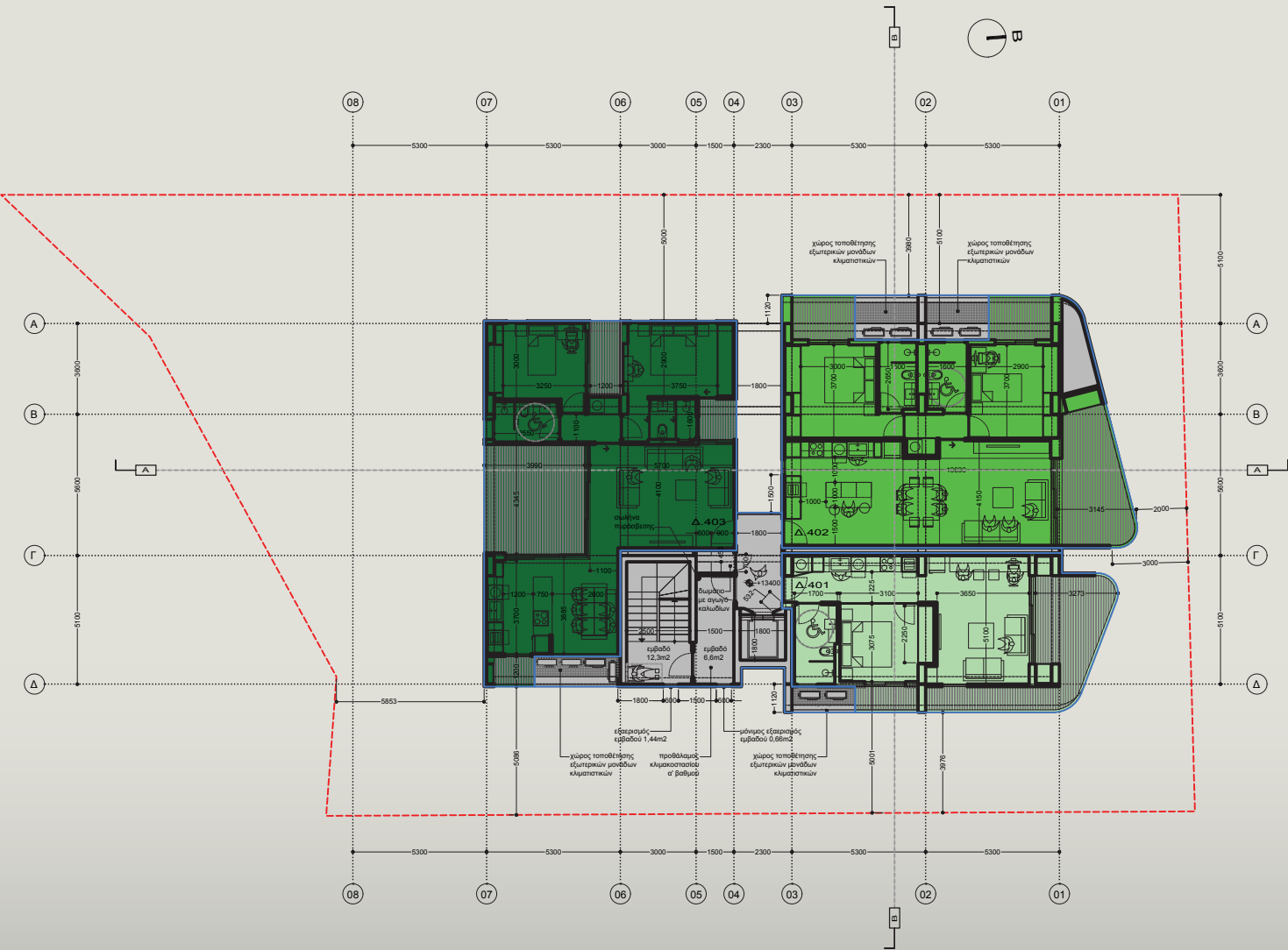


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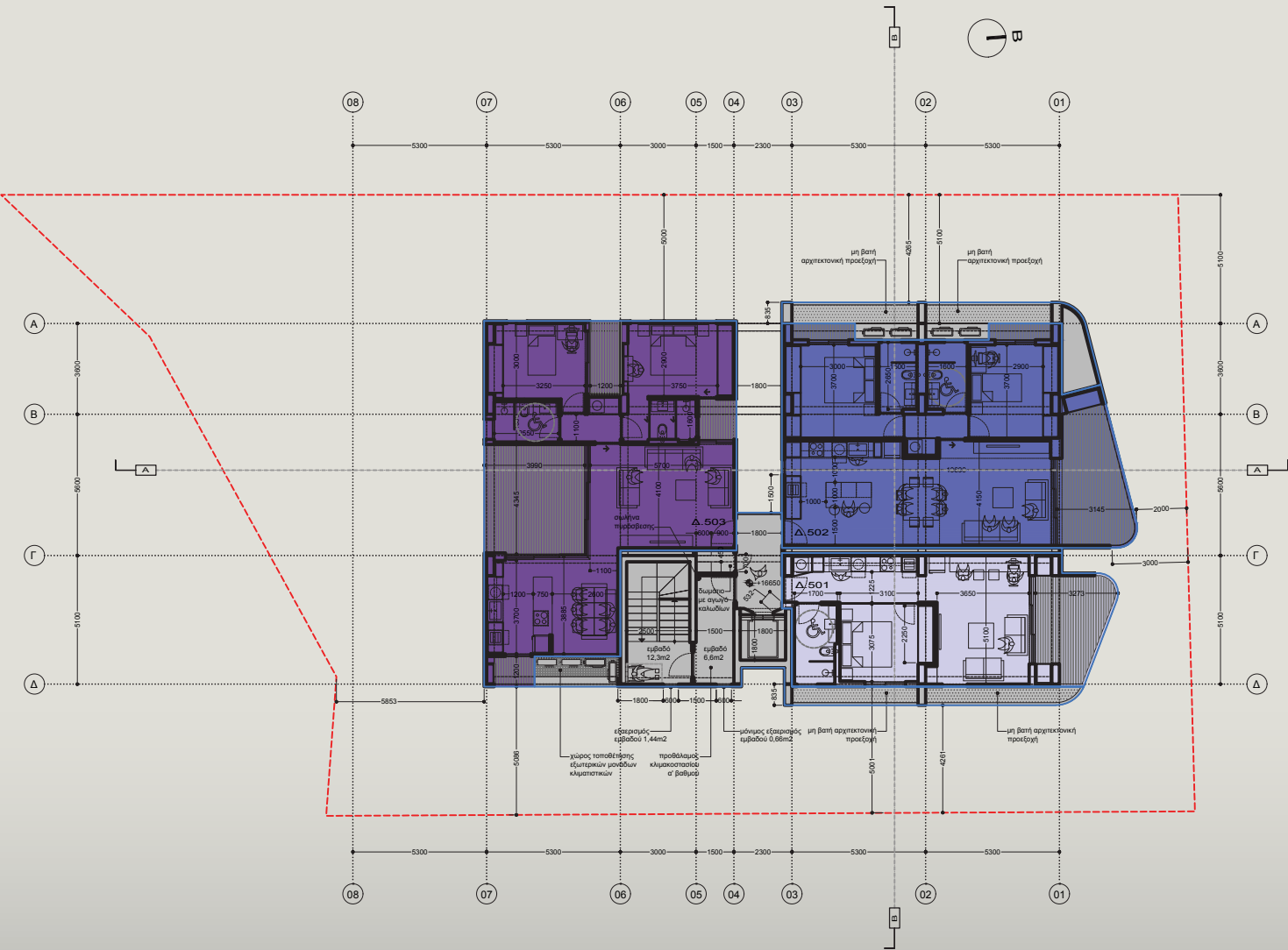


4TH FLOOR

Floor Plans

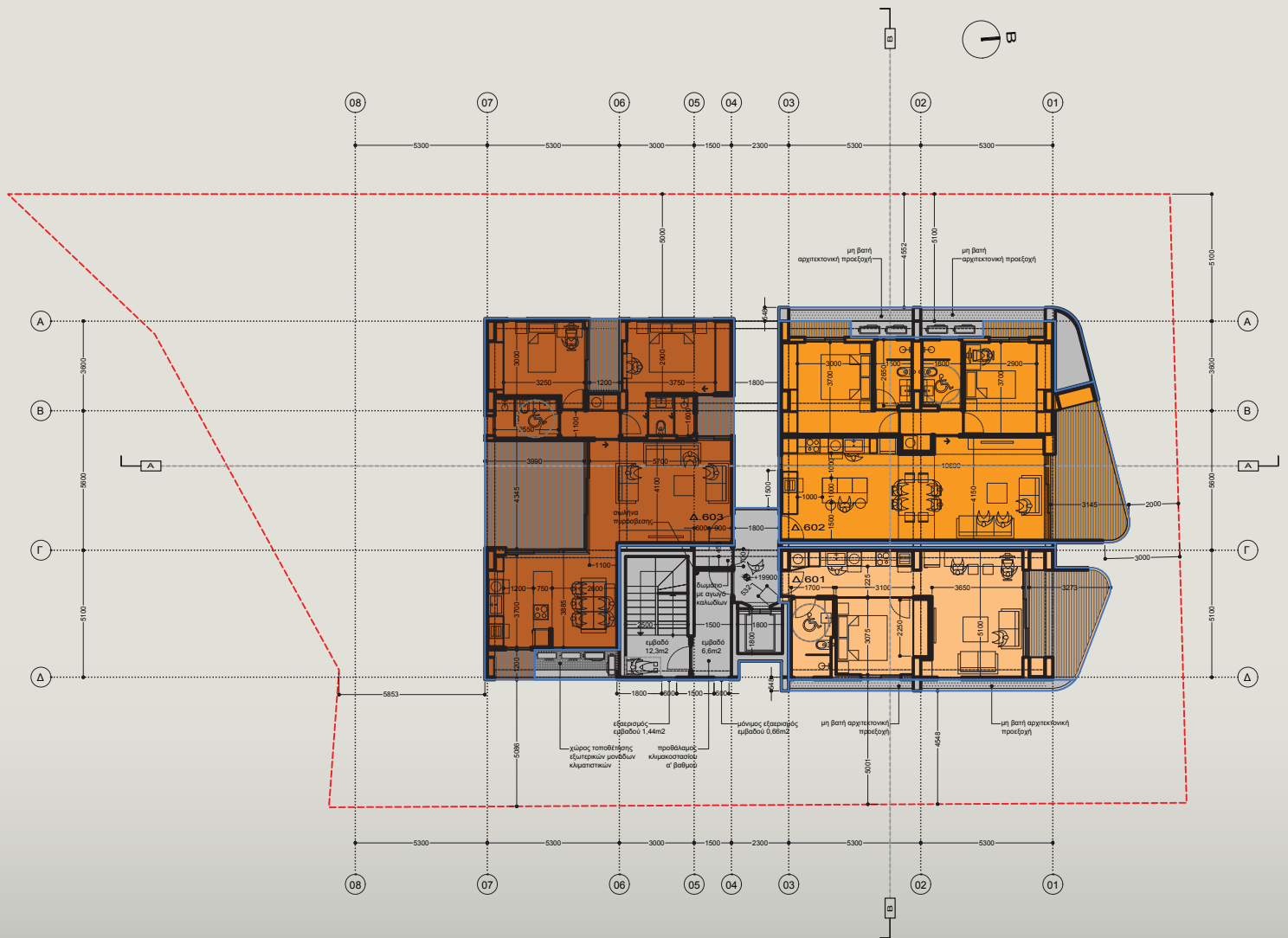


5TH FLOOR Floor Plans



6TH FLOOR

Floor Plans





HABITUS RESIDENCE

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