

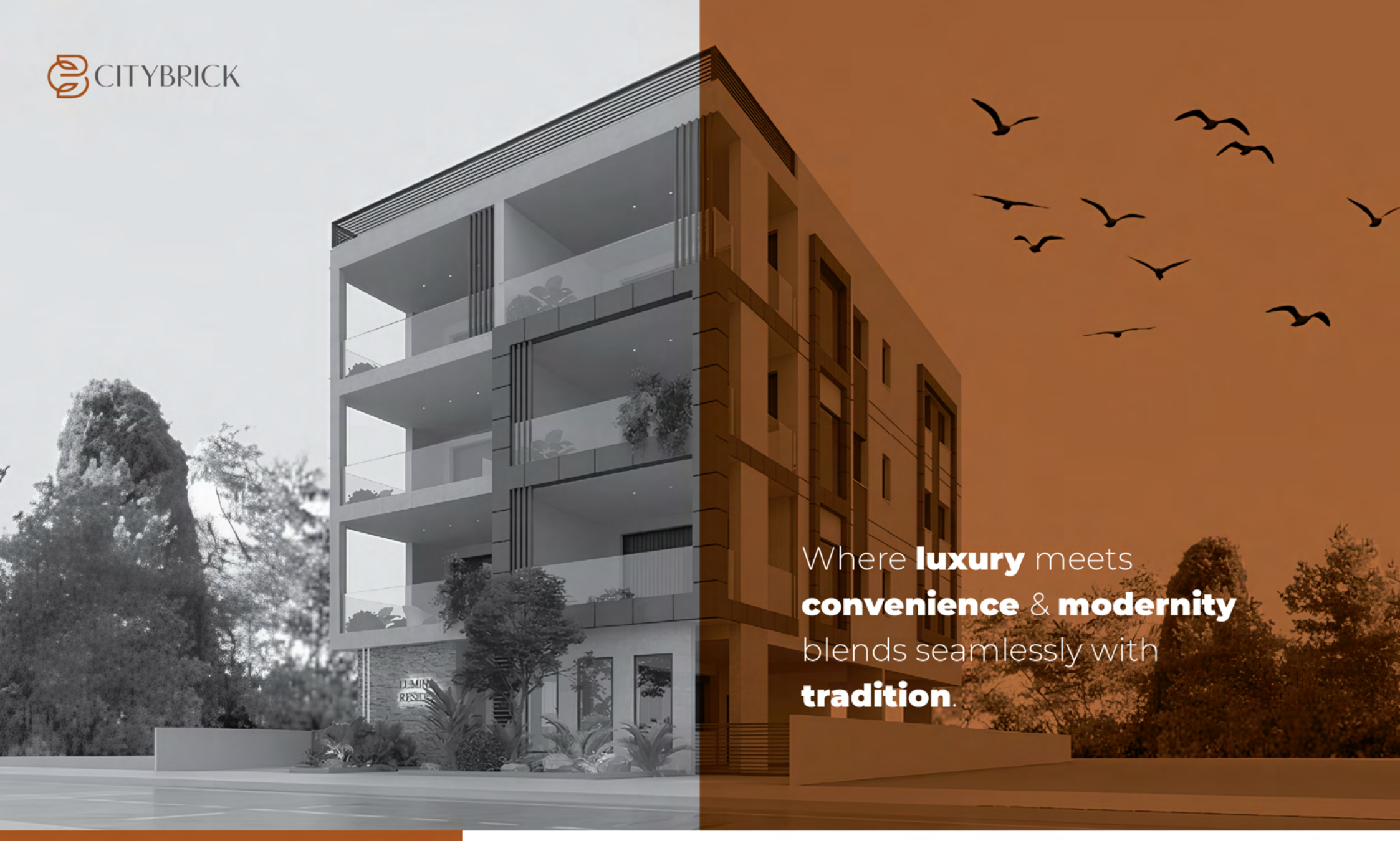


CITYBRICK

BUILDING YOUR FUTURE

**LUMINA RESIDENCES**

It's not just an address; it's a legacy.



Where **luxury** meets  
**convenience & modernity**  
blends seamlessly with  
**tradition.**



EMBRACE A  
NEW WAY OF  
**LIVING IN PLATY,  
AGLANTZIA**



Prepare to be captivated by an extraordinary opportunity to own a new apartment. Every facet of this project has been meticulously crafted to perfection, showcasing impeccable architectural brilliance and a commitment to the highest quality standards.

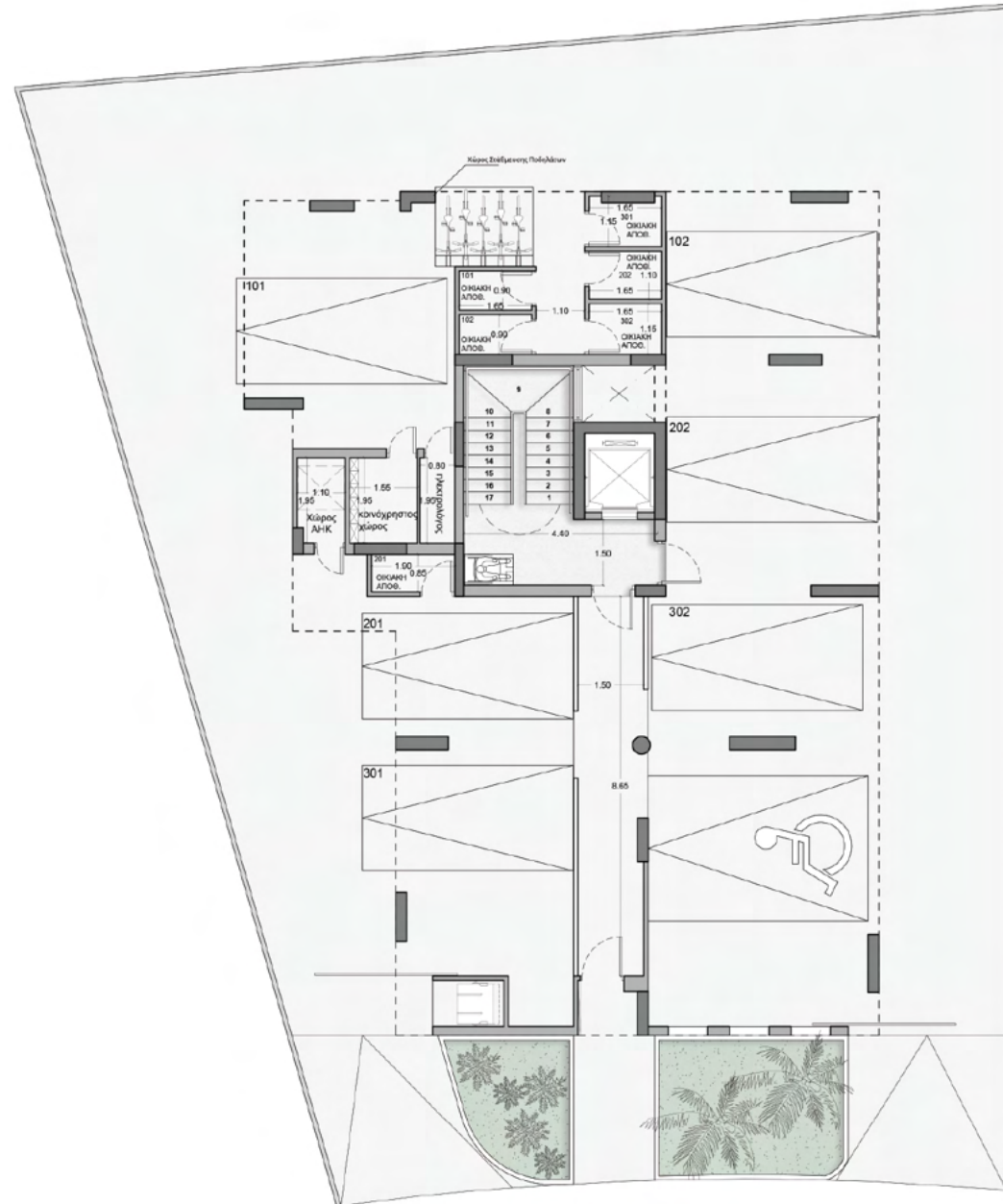
With a striking architectural design that stands as a testament to excellence, this building boasts a mere 3 floors, ensuring an intimate and exclusive living experience. Within this architectural masterpiece, you'll find 6 exquisite 2-bedroom apartments, each a testament to refined taste and meticulous attention to detail.

Our apartments are more than just homes; they are a lifestyle statement.

From the moment you step through the doors, you'll be enveloped in an ambiance of sophistication and class. Don't miss your chance to be part of this extraordinary residential community.

**It's not just an address;  
it's a legacy.**







## LEVEL 1 | FLAT 101

Bedrooms:	2
Bathrooms:	2
Internal Area:	87 m <sup>2</sup>
Covered Verandas:	26 m <sup>2</sup>
Total Covered Area:	113 m <sup>2</sup>
Covered Parking Space:	1
Storage:	1

## LEVEL 1 | FLAT 102

Bedrooms:	2
Bathrooms:	2
Internal Area:	83 m <sup>2</sup>
Covered Verandas:	21 m <sup>2</sup>
Total Covered Area:	104 m <sup>2</sup>
Covered Parking Space:	1
Storage:	1



## LEVEL 2 | FLAT 201

Bedrooms:	2
Bathrooms:	2
Internal Area:	87 m <sup>2</sup>
Covered Verandas:	26 m <sup>2</sup>
Total Covered Area:	113 m <sup>2</sup>
Covered Parking Space:	1
Storage:	1

## LEVEL 2 | FLAT 202

Bedrooms:	2
Bathrooms:	2
Internal Area:	83 m <sup>2</sup>
Covered Verandas:	21 m <sup>2</sup>
Total Covered Area:	104 m <sup>2</sup>
Covered Parking Space:	1
Storage:	1



## LEVEL 3 | FLAT 301

Bedrooms:	2
Bathrooms:	2
Internal Area:	87 m <sup>2</sup>
Covered Verandas:	26 m <sup>2</sup>
Total Covered Area:	113 m <sup>2</sup>
Covered Parking Space:	1
Storage:	1

## LEVEL 3 | FLAT 302

Bedrooms:	2
Bathrooms:	2
Internal Area:	83 m <sup>2</sup>
Covered Verandas:	21 m <sup>2</sup>
Total Covered Area:	104 m <sup>2</sup>
Covered Parking Space:	1
Storage:	1





**Exterior** Elegance





BEDROOM



BEDROOM

## Interior Comfort

Flats: 101, 201, 301



BATHROOM



KITCHEN - LIVING ROOM



KITCHEN - LIVING ROOM



BATHROOM



BALCONY



BEDROOM



BEDROOM



BATHROOM



KITCHEN - LIVING ROOM



KITCHEN - LIVING ROOM



BATHROOM



BALCONY

## Interior Comfort

Flats: 102, 202, 302

# TECHNICAL SPECIFICATIONS ACCOMMODATION AMENITIES

## Durable and luxurious materials, fixtures and fittings

- ✓ Premium tile floors.
- ✓ Doors with top-quality locks, door handles and hinges.
- ✓ Central pressure system installation for hot and cold water.
- ✓ Pipe in pipe type intubation for hot and cold water.
- ✓ Solar water heater.
- ✓ Waterproofing with 10 years warranty.

## Underfloor Heating

- ✓ Complete installation of underfloor heating, including a heat pump, with water circulation circuits in all areas of the apartment.

## Photovoltaic System

- ✓ Photovoltaic system for each apartment.

## Energy Performance

- ✓ The building has Category A Energy Performance Certificate and complies with the local regulations of Energy Performance.

## Other

- ✓ Video door entry system and electric lock for the entrance of the building using a security code.
- ✓ Gated

## Kitchens

- ✓ Individually designed, high-quality kitchens.
- ✓ Kitchen cabinets will be constructed using laminated timber.
- ✓ Kitchen countertops will be made of techno granite.

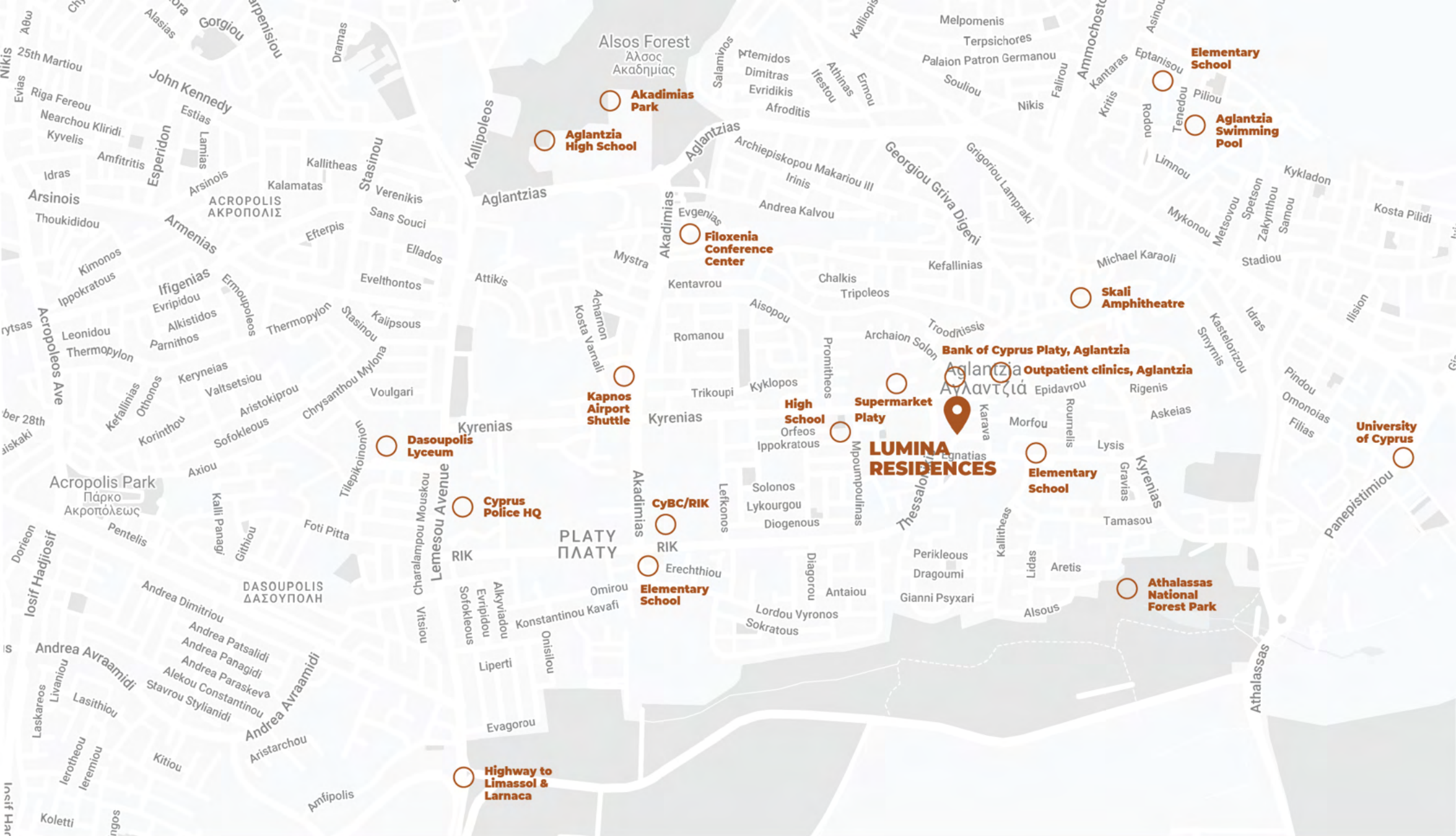
## Brightness and comfort throughout

- ✓ Premium-grade double-glazed windows, for energy efficiency.
- ✓ Laminated Glass railing on the verandas.
- ✓ The entire building will be thermally insulated.
- ✓ Two Bathrooms for extra privacy and comfort.
- ✓ Full installation of video door entry system and electric lock.
- ✓ Gated Building.
- ✓ Extra Storage Area.
- ✓ Private Parking

## Bedrooms and bathrooms of the highest standard

- ✓ High quality wardrobes.
- ✓ En-suite bathrooms.
- ✓ Premium tiles.
- ✓ Top-quality sanitary fixtures with high quality vanity.





# LOCATION

Lumina Residences are situated at Megaron Street, in Platy, Aglantzia, Nicosia. The project is extremely well located for a wide range of amenities, including the University of Cyprus and the Athalassas National Forest Park. Nicosia, Larnaca, Limassol highway is 2 km away.

- ✓ Schools
- ✓ Supermarkets
- ✓ Filoxenia Conference Center
- ✓ Police Headquarters
- ✓ Philoxenia Conference Center
- ✓ Restaurants
- ✓ Shops
- ✓ University
- ✓ Parks
- ✓ Banks



3 Floor Luxurious Residential Development



Only 6 Apartments in the Building



Excellent Location Platy, Aglantzias



2 Bedrooms



2 Bathrooms



**Option 1**  
Internal Area: 87 sqm  
Verandas: 26 sqm



**Option 2**  
Internal Area: 83 sqm  
Verandas: 21 sqm



Photovoltaics System Per Apartment



1 x Covered Parking Space Per Apartment



1 x Storage Unit Per Apartment



High Specs – Gated, Kitchens, Solar Panels, Video Door Entry System & more



Elevator



Kitchen



Underfloor Heating

# WHO WE ARE

At Citybrick, we specialize in residential developments.

We have a deep understanding of the local and international markets, we stay ahead of trends, identify opportunities and we provide valuable guidance to help you make informed decisions.

We listen to your needs, we understand your objectives and we tailor our products to exceed your expectations.

**We are specialists in bringing projects and visions to life!**

## GET IN TOUCH

E: [hk@CitybrickDevelopments.com](mailto:hk@CitybrickDevelopments.com)

M: +357 22 048 048

### **CITYBRICK LIMITED**

24 Arch Makarios III Ave, Office 101, 1st Floor, 1065 Nicosia, Cyprus

[www.CitybrickDevelopments.com](http://www.CitybrickDevelopments.com)



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