



AGLANTZIA PROJECT

SAK RESIDENCE 1

BUILT FOR THE FUTURE

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Aglantzia Project

SAK Residence -1 is a modern residential building suited in the area of Agios Sergis in the municipality of Aglantzia. It is located at 34 Athalassas Avenue, Aglantzia, 2109 Nicosia. The project comprises of a total of 8 units including 1, 2 and 3 bedrooms apartments with a covered parking space.

Modern architecture with interiors of a smart design using the highest quality fixtures and fittings throughout. Spacious covered balconies to enjoy whole year, and a comfortable design making it possible the use of all areas of your apartment to the maximum potential.

Being so close to the University this project automatically offers great investment potential, as it is an ideal location for students looking to rent accommodation close by. Cafes, bars, restaurants and shopping malls are all very easily accessible, as are routes into other major towns and local mountain ranges.



Location

The Project is located on Kissavou Street, number 38

- 700m to the University of Cyprus
- 300m to "Sklaenitis" supermarket
- 500m to "Lidl" supermarket
- 300m away from Larnakos Avenue, with all amenities including bakeries, cafes, restaurants and much more.
- 900m away from Athalassa Nature Park.



Plot Details

Block/Registration number	2/429	Planning Zone	Ka4
Sheet/Plan	21/64W1	Density	1.2
Location	Agios Sergis	Coverage	0.5
Plot No.	417	Floors	3
Plot Area Sq. m	521	Height	13.5m

Project Features

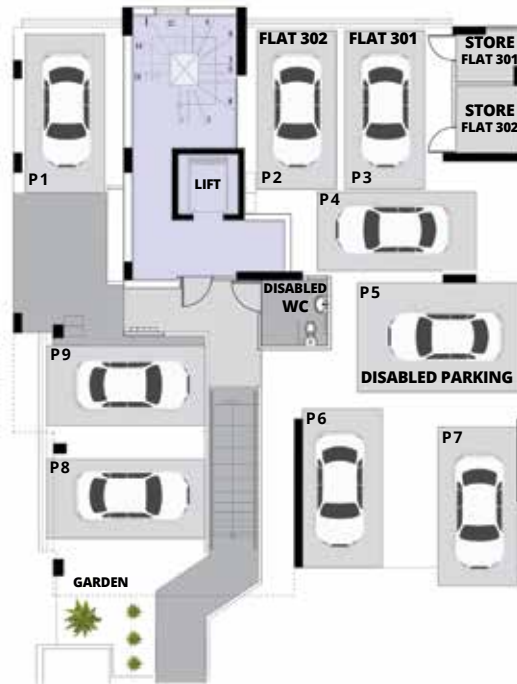
- Walking distance to the world renowned, Cyprus top Universities and many more which are best to use as a Student accommodation.
- Walking distance to the Cyprus top Universities and many educational institutes which are good to stay by families for their children's higher education.
- Distance to Larnaca airport is 40 km, which is a 45 minutes maximum.
- Large variety of shopping centers and Malls near to the project.
- Lots of business and public services at the walking distances around the project.
- Walking distance to the main bus terminal of the Aglantazia Town.
- SAK Residence -1 Plot is in a rather quiet street, although it is in the city and residential area.
- Availability and Easy Access of the Car parking at the Ground Floor for each apartment.
- Car Parking Facility for Disabled person along with Washroom for Disabled person at Ground Floor.
- High quality construction standards are maintained in the project.
- Upper floors provide excellent dream views around the city.
- The Project has a full variety of 1-bedroom, 2-bedroom and 3-bedroom apartments with covered and common areas.
- There are many old buildings which are renovated but this is a completely new building designed as per latest standard of life.





Floor Plans

GROUND FLOOR



1st FLOOR



Project Specifications

Apartment No.	Floor Level	Bedrooms	Bath	Parking	Internal Area m ²	Covered Balcony m ²	Total Area m ²	Common Area m ²
101	1st	1 Bed Room	1	Yes	53	11	64	5
102	1st	2 Bed Room	1	Yes	82	16	98	8
103	1st	1 Bed Room	1	Yes	53	15	68	5



Floor Plans

2nd FLOOR



Project Specifications

Apartment No.	Floor Level	Bedrooms	Bath	Parking	Internal Area m ²	Covered Balcony m ²	Total Area m ²	Common Area m ²
201	2nd	1 Bed Room	1	Yes	53	11	64	5
202	2nd	2 Bed Room	1	Yes	82	16	98	8
203	2nd	1 Bed Room	1	Yes	53	15	68	5

3rd FLOOR



Project Specifications

Apartment No.	Floor Level	Bedrooms	Bath	Parking	Internal Area m ²	Covered Balcony m ²	Total Area m ²	Common Area m ²
301	3rd	3 Bed Room	2	Yes	120	22	142	10
302	3rd	1 Bed Room	1	Yes	67	20	87	8

The third floor flats have their storage room in the parking area.



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