



# SAK

Residence 2



# Nicosia Center

BUILT FOR THE FUTURE

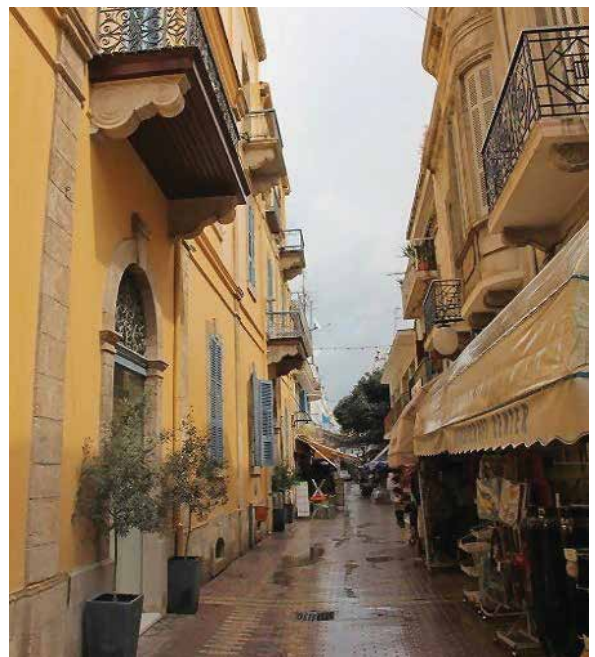
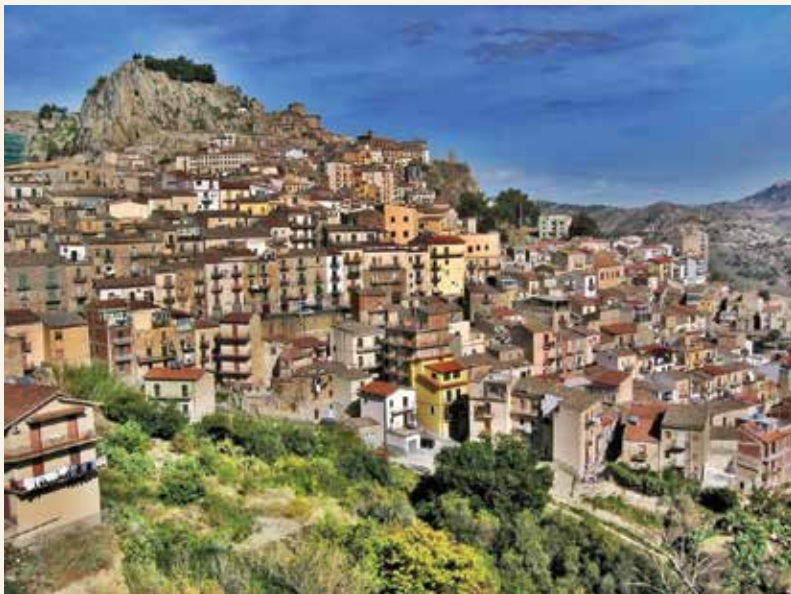
[www.sak-group.com](http://www.sak-group.com)

# WHY CYPRUS

Cyprus is the third largest island in the Mediterranean, with an area of 9251 km<sup>2</sup> and a population estimated 1,200,000 peoples in 2020. The Strategic location of the island has played an important role in establishing Cyprus as a business hub since antiquity and as a very popular tourist destination.

Cyprus has been a member state of the EU since 2004 and a member of the Eurozone since 2008. The Combination of quality people, business infrastructure and availability of investment opportunity continue to make it an ideal business hub in the region. In Cyprus you can enjoy a high standard of living, thanks to the sunny weather, the beach and mountains within easy reach and the lowest reported crime rate in the EU.

According to the Last census some 173,000 foreign nationals live and work in Cyprus, accounting for 22% of the population. Cyprus is therefore a very diverse and cosmopolitan place to live in. Cypriots are by nature friendly and hospitable.





# NICOSIA

Nicosia is a capital and highest population city gives you the unique opportunity to enjoy the urban sophistication of a modern, cosmopolitan capital city while only short drive from the turquoise Mediterranean coastline and dramatic forested mountains with breathtaking landscapes and invigorating walks. Nicosia has its all - modern, historic, practical, diverse, every aspect you require to build a fantastic lifestyle for you and your family.

Nicosia is an administrative city of the Cyprus where all Government offices, Ministries, Embassies, Parliament office are located to controlled and run the Country. Nicosia is a financial hub of the Country.

There are business facilities, schools, universities, modern hospitals and healthcare facilities. The city is big enough to offer residents ample choice in terms of districts to live in, with property rental and purchase prices much lower than in other European capitals.

There is a good range of schools to educate your children in, and plenty of Shopping malls, dinning venues of Traditional and international foods/ cuisine, historical Museums, fantastic city park with lakes and wildlife that soon make you forget you are even in a city.

One of the primary reasons for rating so high among many capital cities is the fact that while maintaining a unique charm, Nicosia is still small enough for you to get to know it and feel completely at home in a short space of time.





# NICOSIA CENTER PROJECT

**SAK Residence 2** is a modern residential building situated in the area of Trypiotis Square in the municipality of Trypiotis. It is located at Heras Street, between Stasandrou and Stasinou Avenue, Nicosia which is very close to Makariou Avenue, Eleftherias Square, Ledras Street and the Nicosia Old Town. It is located at a center of the historical city. It comprising of total 16 apartments which contains 1, 2 and 3 bedrooms along with complete covered parking space. Additionally the project has facility to park the vehicle by disable person as well as parking facility for the visitors.

Being in the Center of the historic city of Nicosia, this project offers great investment potential, as it is an ideal location for living as well renting. Cafes, bars, restaurants, Shopping centers, museums and Nicosia old town are all very easily accessible, as are routes into other major towns, beaches and mountain ranges.

The Area is highly populated by a large number of business offices as well as all governmental services and is considered to be Nicosia's largest business center.



# PLOT INFORMATION & DETAIL

High quality of materials are used for the finishing like excellent shiny marbles, exquisite tiles, sanitary items and carpentry. The interiors sport very clever design features and high quality fixtures and fittings throughout. Covered balconies ensure use of outside areas all year round, making it possible to enjoy all areas of your apartment to the maximum potential. The project complete with no compromise on quality and standards.

Registration number

25/1236

Plot No.

1092

Plot Area Sq. m

582

## PROJECT SPECIALTY

- Walking distance to the city center and major landmarks such as Eleftherias Square, Ledras, Old Nicosia Town and many more.
- Distance to Larnaca airport is 40 km which drive in 50 minutes maximum.
- Large variety of shopping streets and centers around the project.
- Lot of business and public services at the walking distances around the project.
- Walking distance to the main bus terminal of the Nicosia city.
- Project is in a rather quiet street, although it is in the city center.
- Availability of the parking area in the basement.
- High quality construction standards maintain in the project.
- Upper floors provide excellent dream views around the city.
- Floor 8, have a large 3-bedroom penthouse with large covered and uncovered verandas.
- There are mostly old buildings which are renovated but this is a completely new built building.





# FLOOR PLANS

1ST FLOOR



2ND & 7TH FLOOR

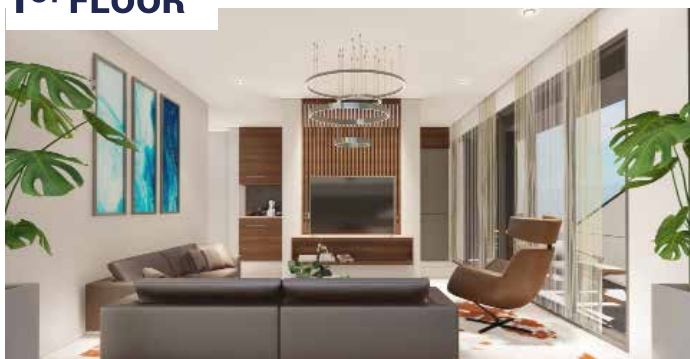


8TH FLOOR



# INTERIORS

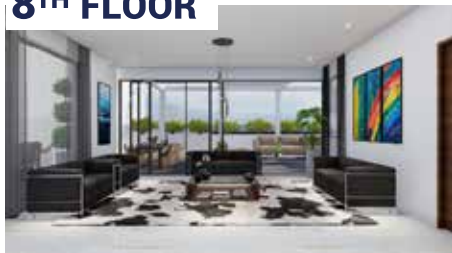
## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> & 7<sup>TH</sup> FLOOR



## 8<sup>TH</sup> FLOOR



Flat No.	Type	Living space (m)	Covered Veranda (m)	Uncovered Veranda (m)	Flower Pods Extension A/c	Store (m)	Common Area (m)
101	1 Bedroom	62.61	15.30	-	15.30	-	8.86
102	1 Bedroom	50.00	18.65	-	-	-	8.86
103	1 Bedroom	68.40	15.10	-	15.30	-	8.86
201	2 Bedroom	87.80	25.82	-	13.15	-	12.62
202	2 Bedroom	96.02	25.82	-	13.15	-	12.62
301	2 Bedroom	87.80	25.82	-	13.15	-	12.62
302	2 Bedroom	96.02	25.82	-	13.15	-	12.62
401	2 Bedroom	87.80	25.82	-	13.15	-	12.62
402	2 Bedroom	96.02	25.82	-	13.15	-	12.62
501	2 Bedroom	87.80	25.82	-	13.15	-	12.62
502	2 Bedroom	96.02	25.82	-	13.15	-	12.62
601	2 Bedroom	87.80	25.82	-	13.15	2.47	12.62
602	2 Bedroom	96.02	25.82	-	13.15	2.47	12.62
701	2 Bedroom	87.80	25.82	-	13.15	2.47	12.62
702	2 Bedroom	96.02	25.82	-	13.15	2.47	12.62
801	3 Bedroom	132.22	-	45.95	13.78	2.64	24.40
		1,416.15	358.89	45.95	202.18	12.52	202.42



# Built for the future.

Tel: +357-24-400482, Fax: +357-24-400483  
[www.sak-group.com](http://www.sak-group.com)

