

# COEO

GLADSTONOS  
EXCLUSIVE RESIDENCES



Our city has a rhythm.

We like to follow abide by it, but we also believe we have the power to explore and recompose it. It is a flow, that decisively shapes urban lifestyle, just like a river will shape everything in its way.

For this project, we got inspired by the historic importance of Gladstonos street, of which we found power in Pedieus river and gained knowledge by their coexistence. This became the evident goal of our new housing ecosystem, an attempt to bring history closer to modernity and unravel the values of living in the heart of Nicosia.

We embrace the local and historical landscape; we praise nature, and we create a private neighborhood that revisits the relationship between luxury urban lifestyle and natural harmony.

ERACLIS PAPACHRISTOU ARCHITECT

*Pericles Luter* INTERIOR DESIGNER



coeo



coexist

LOOK

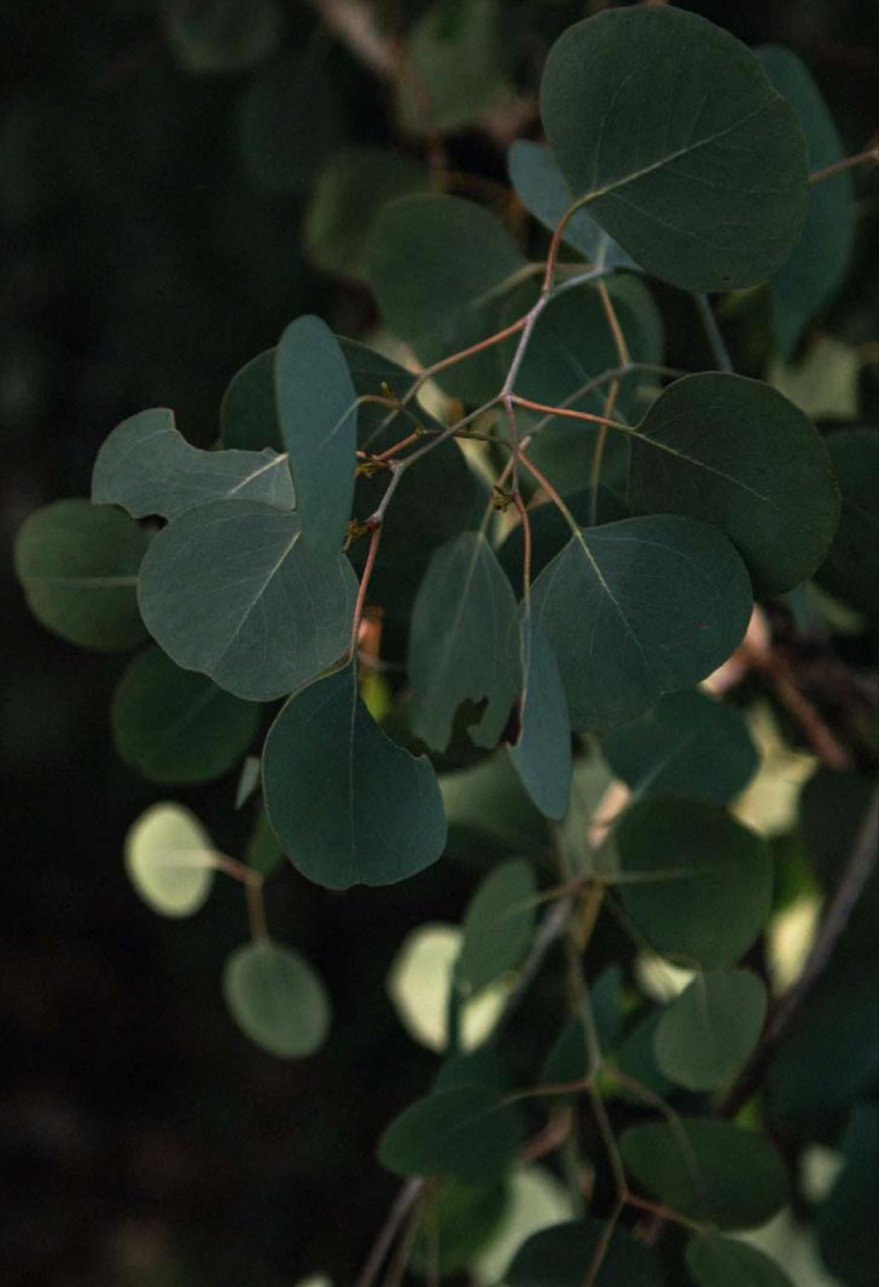
HERE



Coeo is dynamic, polymorphic, inspiring, optimistic, inclusive, yet welcoming. It builds on the idea of “common space” which is translated into 2 surfaces that are brought together and simultaneously, are divided by a silver lining; *nature, as expressed by the river*. Its shape is both one and two separate entities, an expressive fluidity that highlights the value of collective thought for our project.



By deconstructing the core values of living downtown, we aim to depict how materials coexist with nature, functionality with emotion, luxury with culture.





Communal space is for us, both a starting point and a goal. The task at hand is not to differentiate between public and private, but a reminder of inclusive modernity.

It is the way we perceive our everyday moments, our relationship with nature and ultimately life.







LOOK

BEHIND



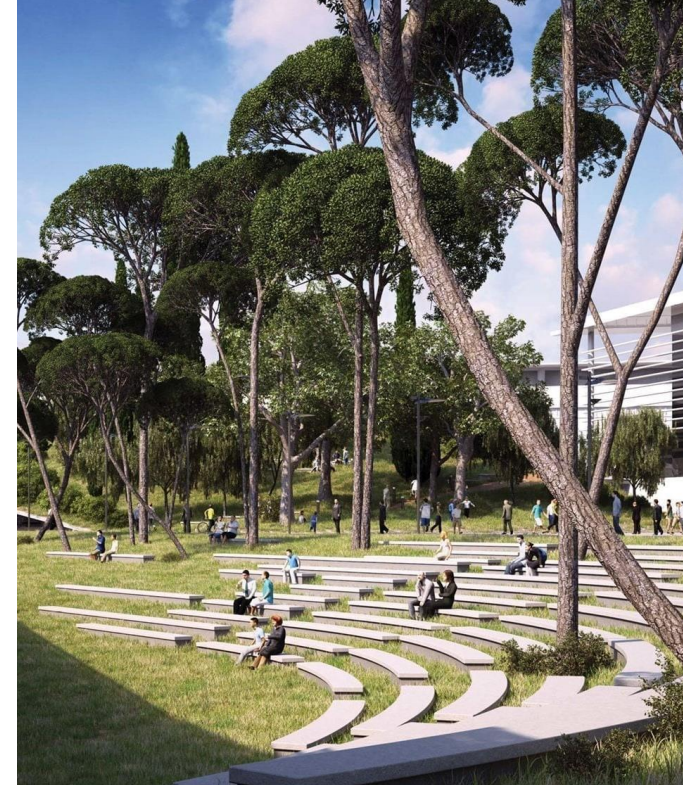
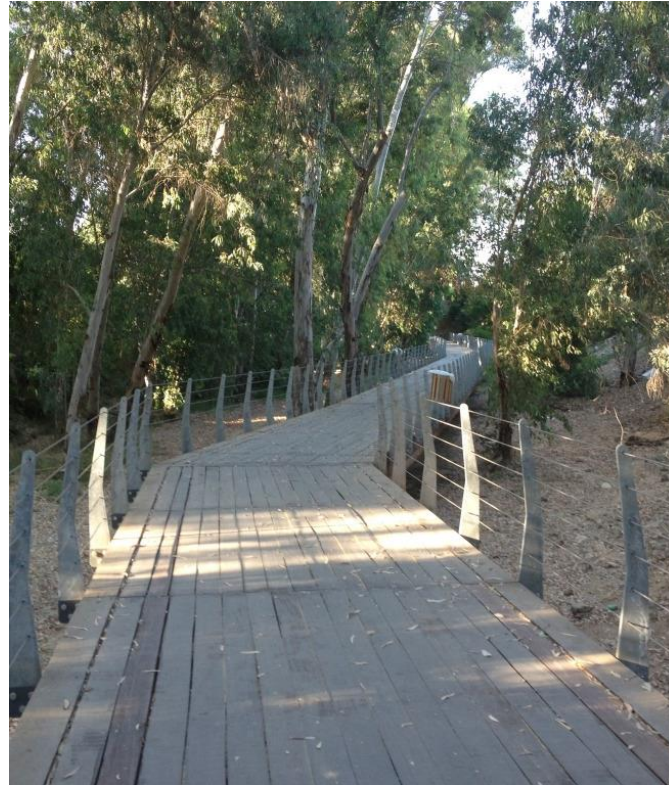


Located right at the heart of Nicosia, Gladstonos has historically been the center of attraction of the most important buildings of the city itself. Apart from the Greek Embassy which is situated near the coeo Gladstonos, the Leventis Foundation, on the southern border and a few meters further down lies the beautiful residence of the Italian Ambassador. Every corner within the address, contributes in its own way to the magnificent atmosphere and aura of Gladstonos street. A simple stroll along, will bring out the most unique mood of old times nuance, produced by its architectural significance and importance of the status it symbolizes. Today meets historic Gladstonos as an urban hub, Nicosia's most exclusive and beautiful residential road near the heart of the capital city.

A site of historic preservation, that honors the old colonial architectural character of the buildings, with balconies, atriums, impressive staircases, gardens and arcs prevailing.



Gladstonos is in close dialogue with nature, following the route of Pedieus river lengthwise and coexisting with all the natural elements it hosts. Near its bank thrive perfect examples of local flora, creating a magnificent ecosystem that breaths life to the city and creates an ideal residential location for nature lovers that won't leave downtown. At the backyard of the project, we find a richly planted orchard and the impressive linear park of 14km, being one of the most modern athletic facilities that welcomes the urban athletes of Nicosia.



LOOK

AHEAD





# WHY

To redefine design living, by creating a status icon in the top market area of Cyprus. Coeo stands as a symbol of global contemporary design living, that takes history to the next century, by educating and encouraging a new generation of creators and audience.

# WE BUILD



We witness a vivid discussion between old and new, aiming to create a hospitable environment for the residents and to initiate further dialogue both between the area and its habitants and, most importantly, between the residents.



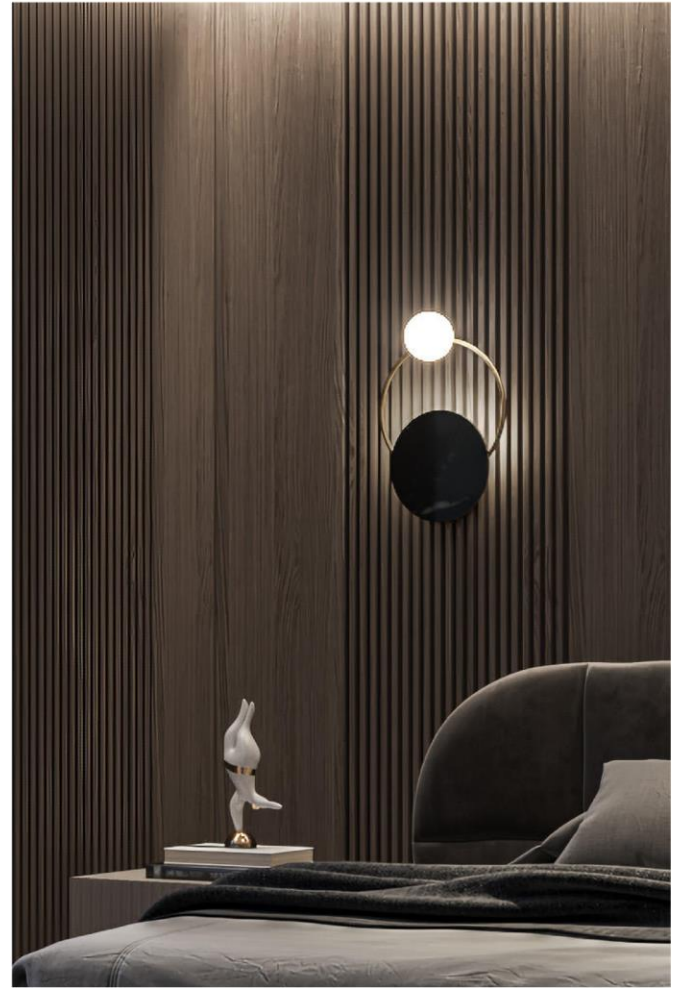
Classic architectural arches



Metallic modern frame

Coeo brings out a multi-directional invitation, that is initiated by the architectural design, to the landscape of Cyprus, and hopes to resonate to society.





Espice, Adspice, Prospice.  
Nobis, Simul Historia Loci,  
Vicinia, Regio Futurae.

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Look behind, look here,  
look ahead. We, Together  
are the History of the  
Place, the Neighborhood,  
the Region of the Future.

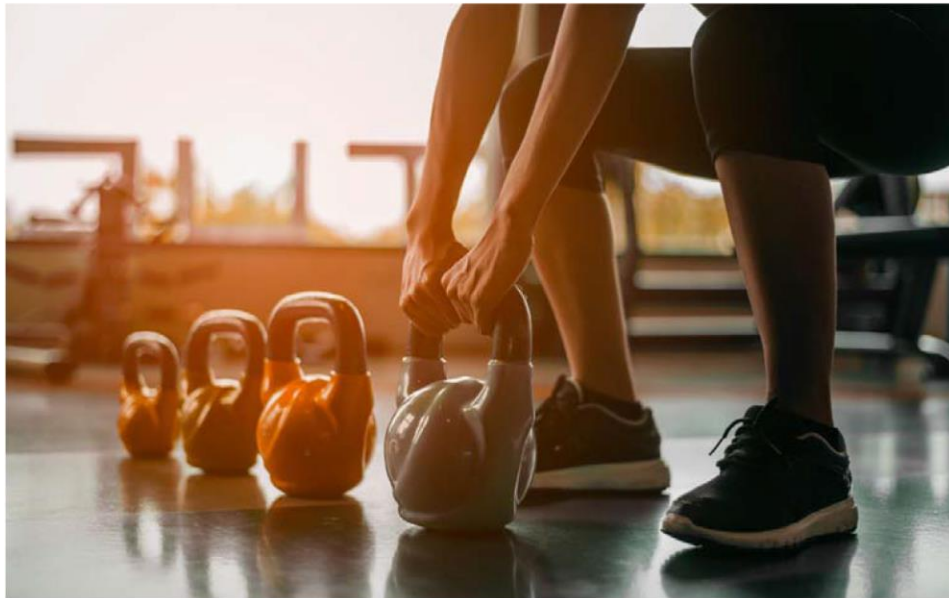


# Amenities

- Gated Entrance
- Concierge Services
- Cycling Routes
- Walking Paths
- Yoga Lawns
- Gym
- Sauna
- Kid's Playground



Underground garage close-up



Following the shape of the riverbank, we created a linear main corridor, that extends from Gladstonos street to Pedieus river and the linear park, to which the residents enjoy exclusive access.

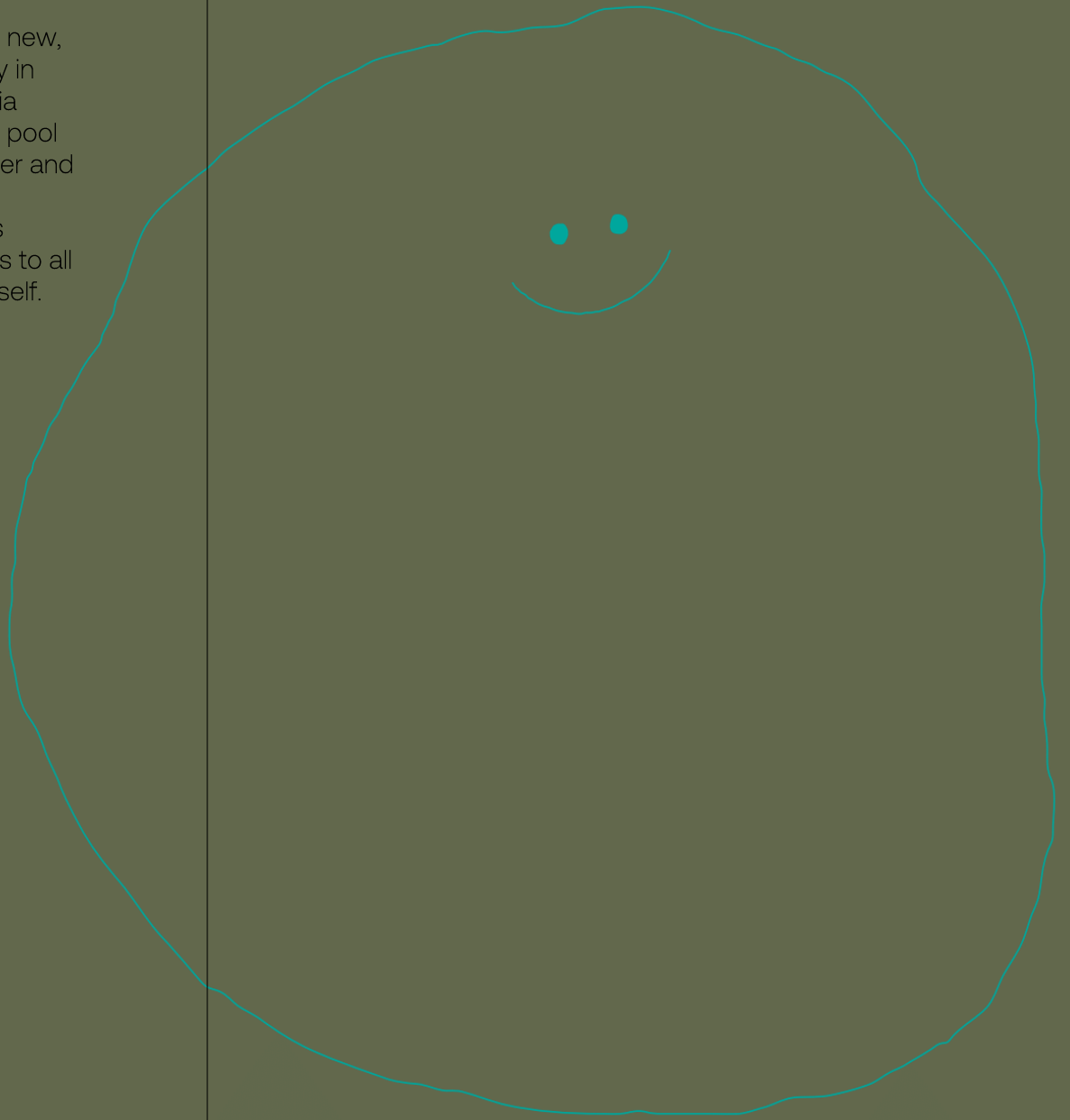
Implementing our vision of a quiet and safe district in the center of the city, we have limited the vehicle circulation underground, keeping all the spaces quiet and safe for people to walk around and discover the limitless potential of the complex. A kid's playground, a sauna and a gym will be available to the residents, who can also use the main gated entrance on Gladstonos. Also, to assist all your daily needs, concierge services will be provided.

# Sustainability

Grade A' energy efficient  
Photovoltaic panels  
covering electricity needed  
of each apartment and for  
the communal areas  
Wastewater management  
Recycling  
Automated systems



Inside the coeo ecosystem beats the heart and soul of a new, multi-dimensional living space; kids discover creative play in the Glad Stone playground and the park, while the Nicosia business crowd embraces moments of relaxation by the pool or in the sauna. Due to its superb location, next to the River and Linear Park, athletes run across the centrally located pedestrian walkway, starting from the unique Gladstonos Street, straight up towards the river park, with free access to all residents and guests towards the park and the project itself.







Coeo embraces **luxury**, redefines **premiumness** and becomes the heart of architectural **sophistication**. It is a unique residential project that caters to the needs of a **unique target audience**, creating the **meta-neighborhood**, that reimagines downtown living, in terms of **quiet luxury** and **simple style**.

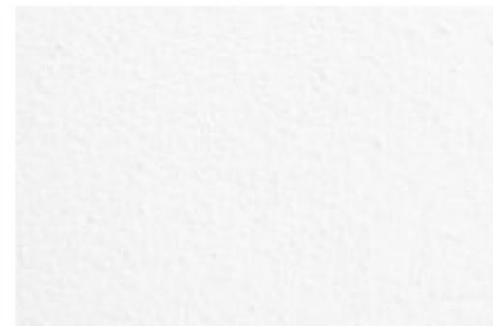
It creates an **urban oasis**, a dose of rural life in the heart of Nicosia, that radiates **peace, relaxation, self-care, balance** and quality of life. It **respects and enriches the history** of Gladstonos, retaining the status of an **iconic** road of Cyprus. It revisits the idea of **design living** and creates a new current of thought that focuses on **aesthetics, location and quality**.

# Landscaping

Whereas the internal areas provide an interaction between the residence and its inhabitants, the external areas interact with the architecture of the city and the natural surroundings. The location's unique features and the connection between the city and the natural environment is further strengthened whilst simultaneously offering a flexible system for the delineation of habitable areas in this unique urban landscape.



# Materials



# WHAT

**It is the meta-neighbourhood:**

The modern equivalent to the old values of neighbourhood, translated into an innovative residential project. A prestigious project consisting of villas and apartments, that covers the high end and qualitative market needs for larger residential units.

# WE BUILD



3 building blocks

**Espice, Adspice, Prospice**

7 private residences

**Nobis, Simul Historia Loci,**

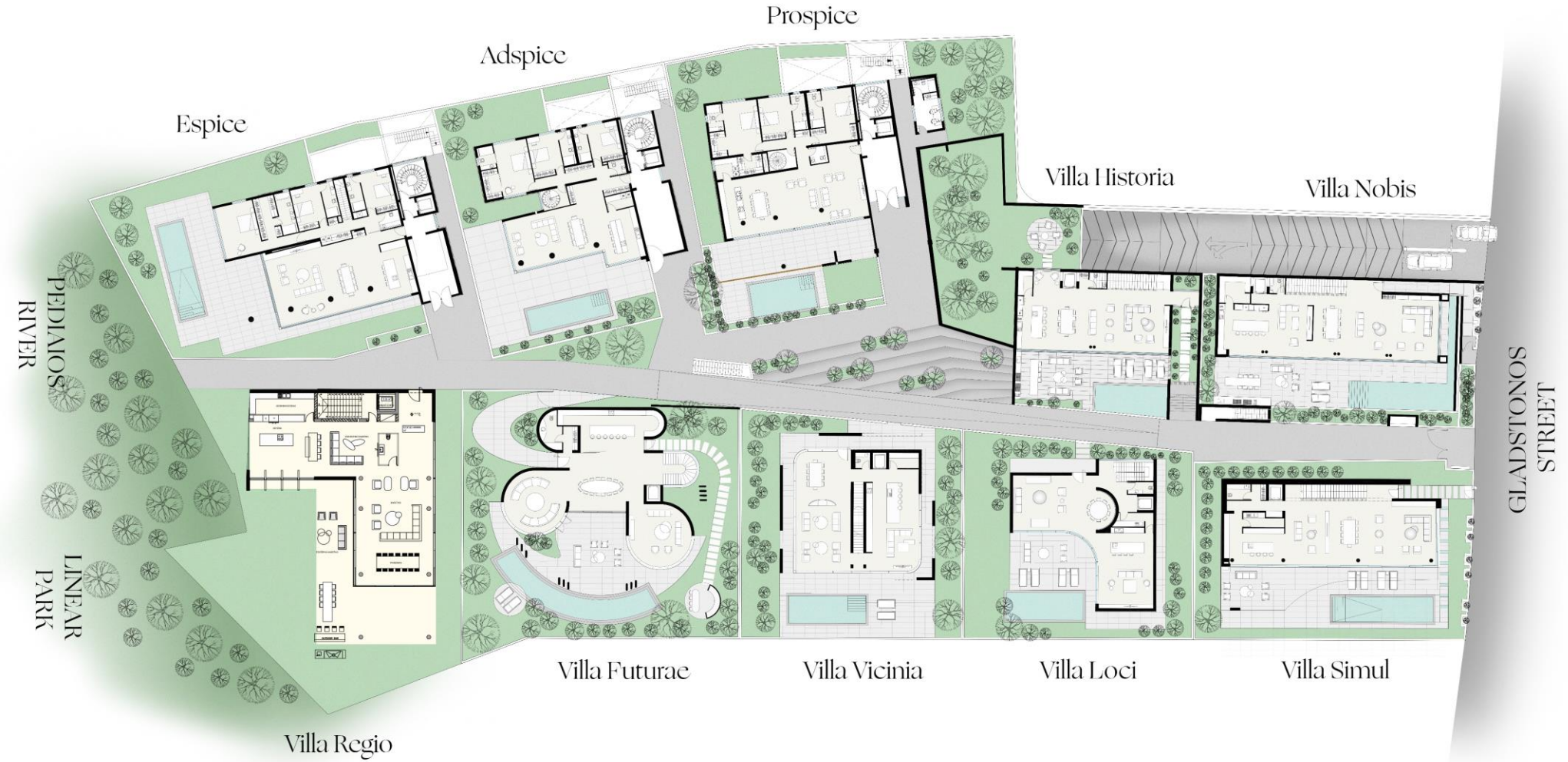
**Vicinia, Regio Futurae**

create what we like to think as  
the future of downtown Nic-  
osia, as per our vision for the  
next day of design living.

We look back, only to gain  
power to really look here and  
project into the next years  
what **we** want to be **together**;  
the **History** of the **Place**, the  
**Neighborhood**, the **Region** of  
the **Future**.



# Masterplan



# Luxury Lifestyle



Nobis,  
Simul,  
Historia,  
Loci,  
Vicinia,  
Regio,  
Futurae.

Villa Nobis



The Nobis villa, with its modern architecture and beautiful location, offers peaceful and quiet surroundings. As each villa is built far from the other there is complete privacy.

Built using only the finest materials and with a modern sharp architectural design, the Nobis villa is an ideal choice for a family.

The villa is four bedrooms and has a maid's room in the basement, along with laundry room, storage, walk in wardrobe, gym or playroom and two allocated parking spaces. This villa also has a second floor with an office.



- Bedrooms: 4
- Maid's room: 1
- Office: 1
- Total covered area: 893m<sup>2</sup>
- Plot: 480m<sup>2</sup>
- Covered terraces: 107m<sup>2</sup>
- Uncovered terraces: 15m<sup>2</sup>
- Basement: 285m<sup>2</sup>
- Pool: Yes
- Floors: 4
- Parking spaces: 2



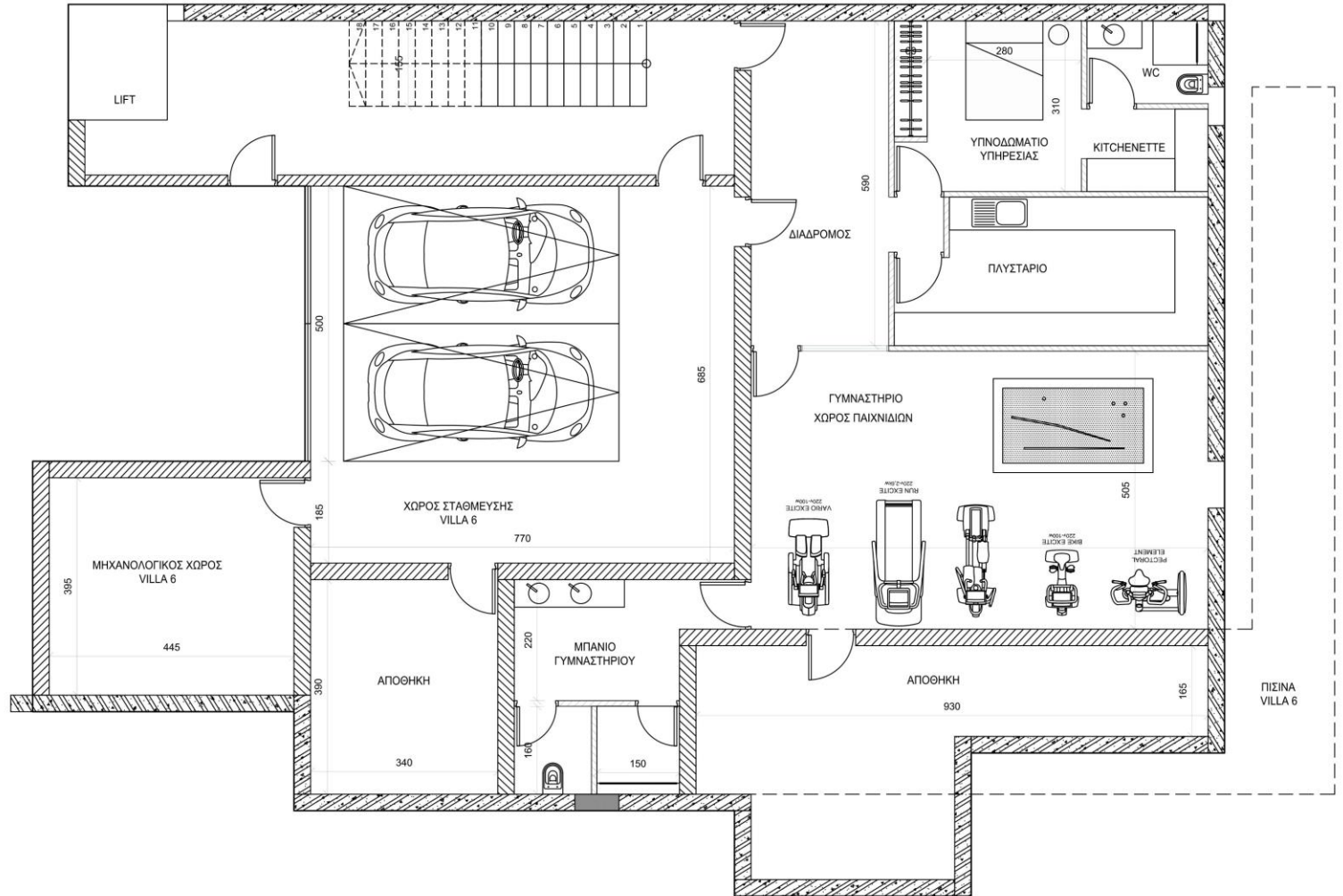








# BASEMENT

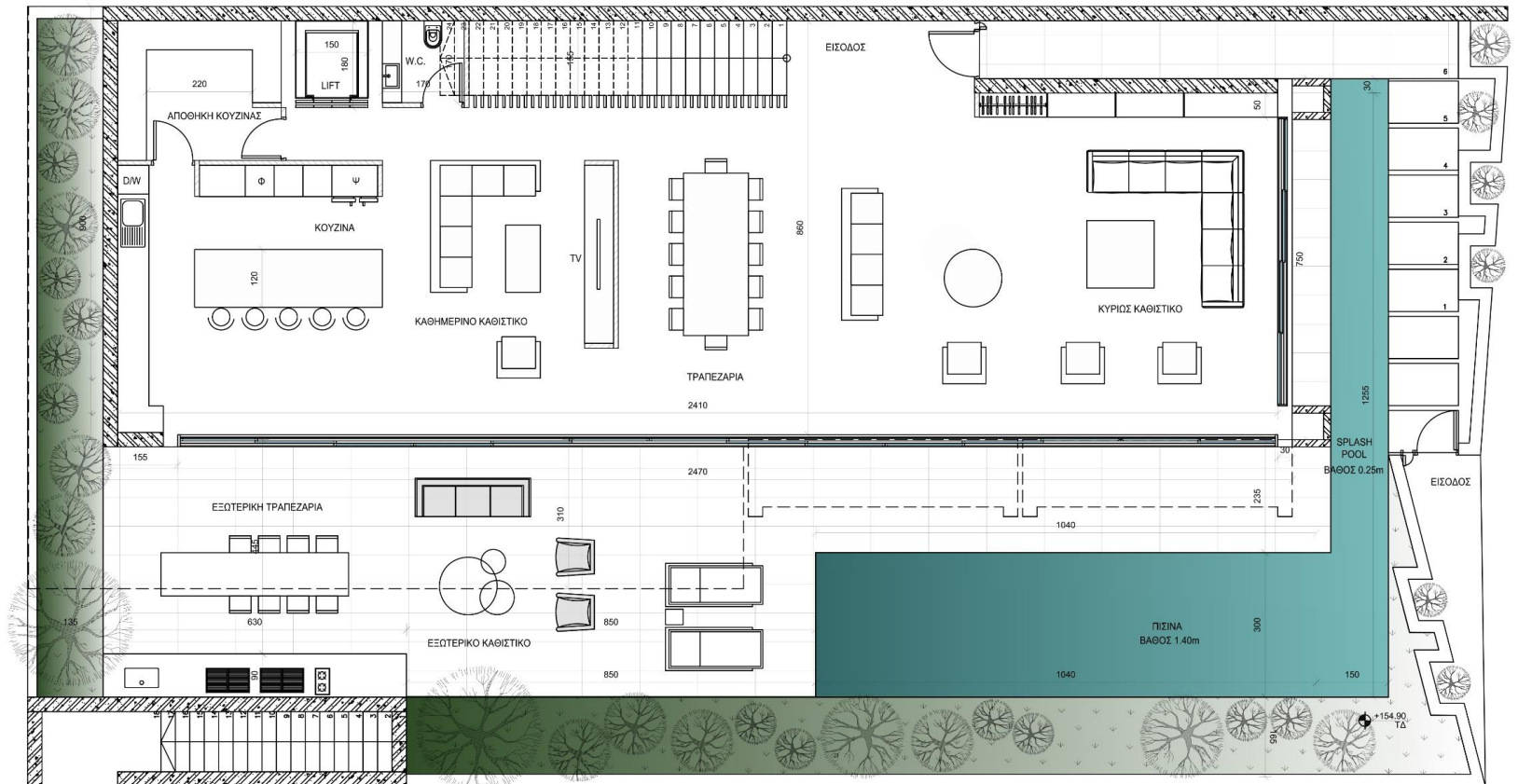


## INDICATIVE FEATURES

- Two parking spaces
- Lift
- Stairs
- Laundry room
- Storage room
- Gym / Playroom
- Shower & WC
- 1 en-suite maids room with kitchenette

Covered Area: 285m<sup>2</sup>

# GROUND FLOOR

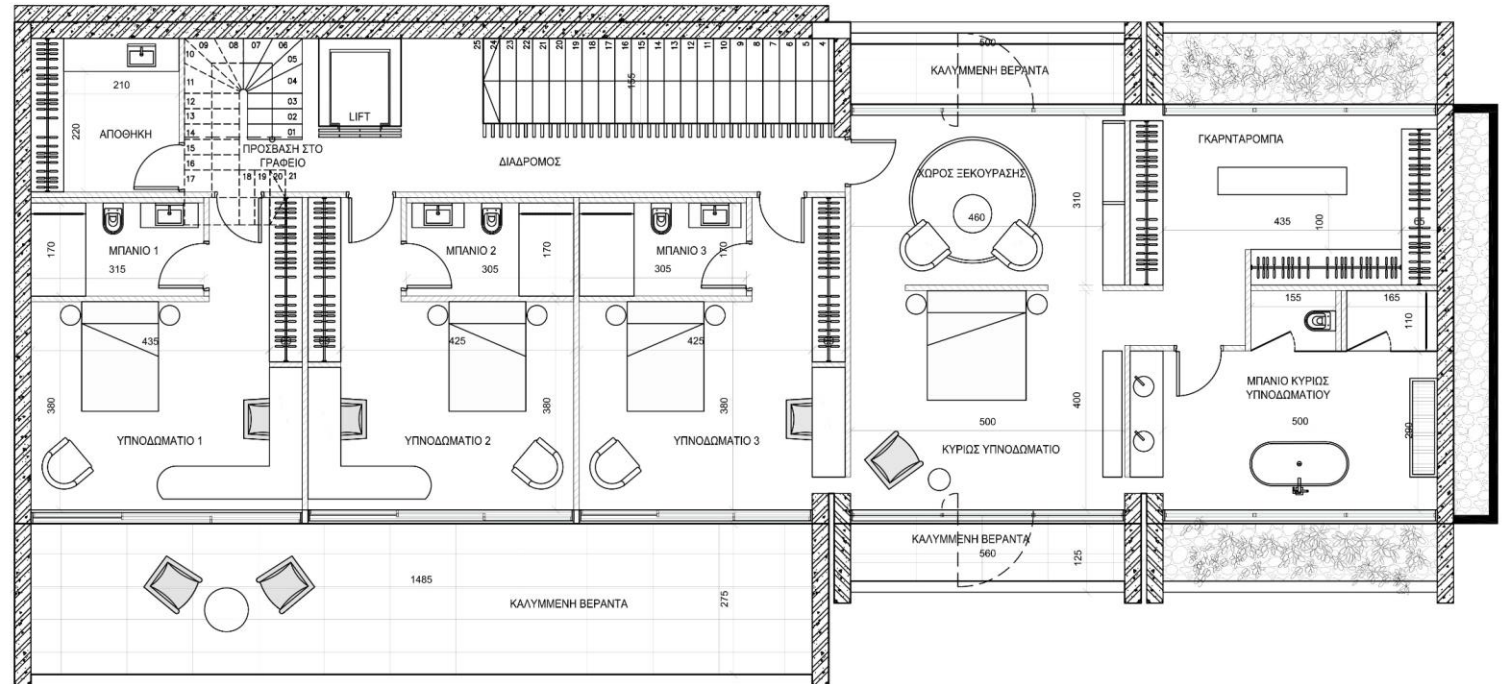


## FEATURES

- Lift
- Stairs
- Kitchen
- Storage room
- Living room
- Lounge
- Dining area
- Guest toilet
- Cloak-in closet
- Swimming Pool
- Private Garden

Covered Area: 217m<sup>2</sup>  
Covered Terraces: 54m<sup>2</sup>  
Uncovered Terraces: 13m<sup>2</sup>

# FIRST FLOOR

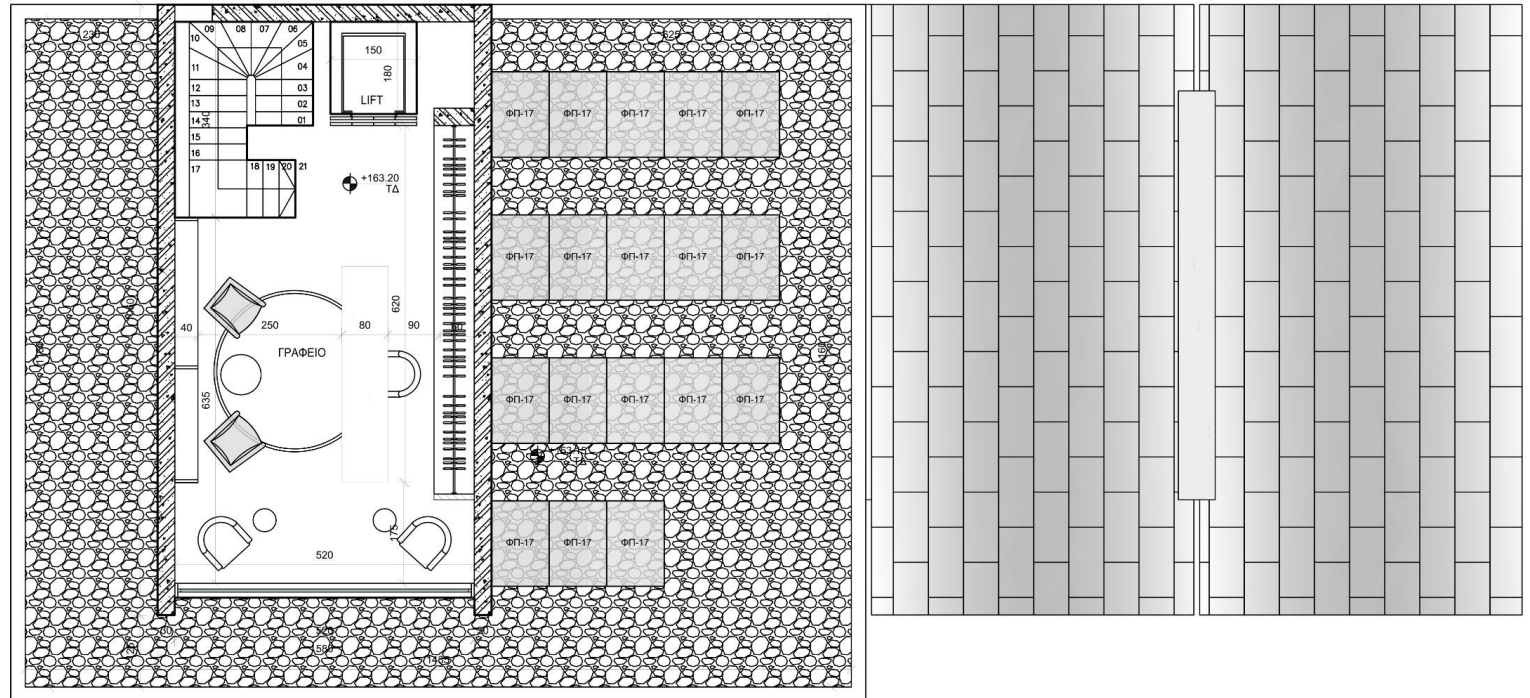


## FEATURES

- Lift
- Stairs
- 3 en-suite bedrooms
- 1 en-suite master bedroom with walk-in wardrobe and sitting area
- Terrace

Covered Area: 212m<sup>2</sup>  
Covered Terraces: 16m<sup>2</sup>

## SECOND FLOOR



### FEATURES

- Lift
- Stairs
- 1 Office / bedroom

Covered Area: 60m<sup>2</sup>

# Villa Simul





The Simul villa, with its modern architecture and beautiful location, offers peaceful and quiet surroundings. As each villa is built far from the other there is complete privacy.

Built using only the finest materials and with a modern sharp architectural design, the Simul villa is an ideal choice for a family.

The villa is four bedrooms and has a maid's room in the basement, along with laundry room, storage, walk in wardrobe, gym or playroom and two allocated parking spaces. This villa also has a second floor with an office.

- Bedrooms: 4
- Maid's room: 1
- Office: 1
- Total covered area: 809m<sup>2</sup>
- Plot: 600m<sup>2</sup>
  
- Covered terraces: 82m<sup>2</sup>
  
- Uncovered terraces: 8m<sup>2</sup>
- Basement: 230m<sup>2</sup>
- Pool: Yes
- Floors: 4
- Parking spaces: 2



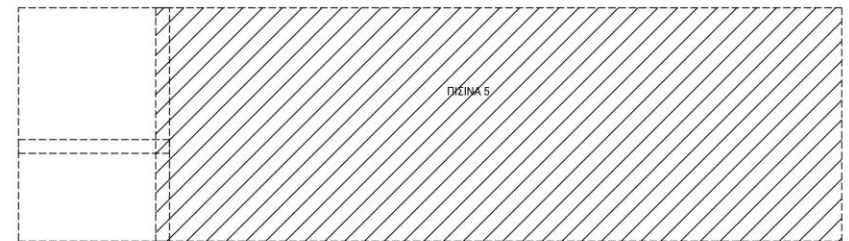
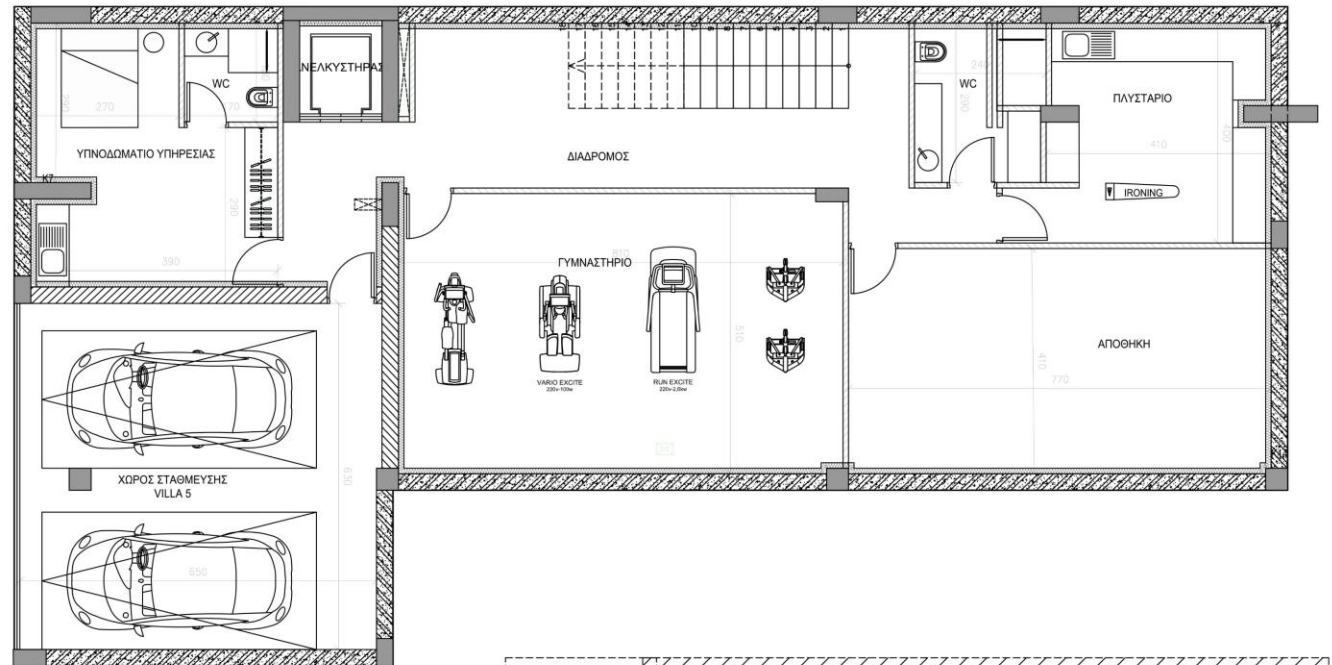








# BASEMENT

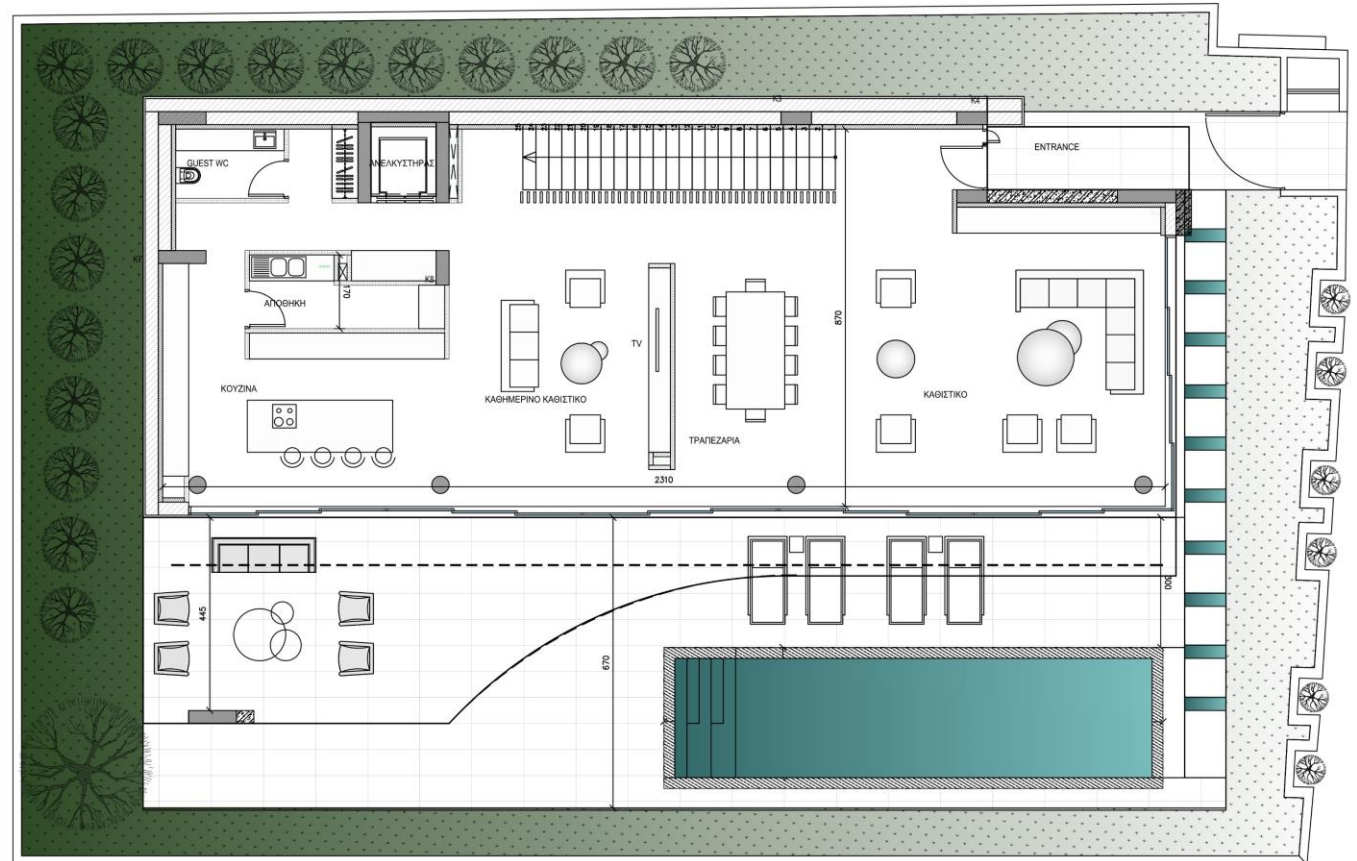


## INDICATIVE FEATURES

- Two parking spaces
- Lift
- Stairs
- Laundry room
- Storage room
- Gym / Playroom
- Shower & WC
- 1 en-suite maids room with kitchenette

Covered Area: 230m<sup>2</sup>

## GROUND FLOOR

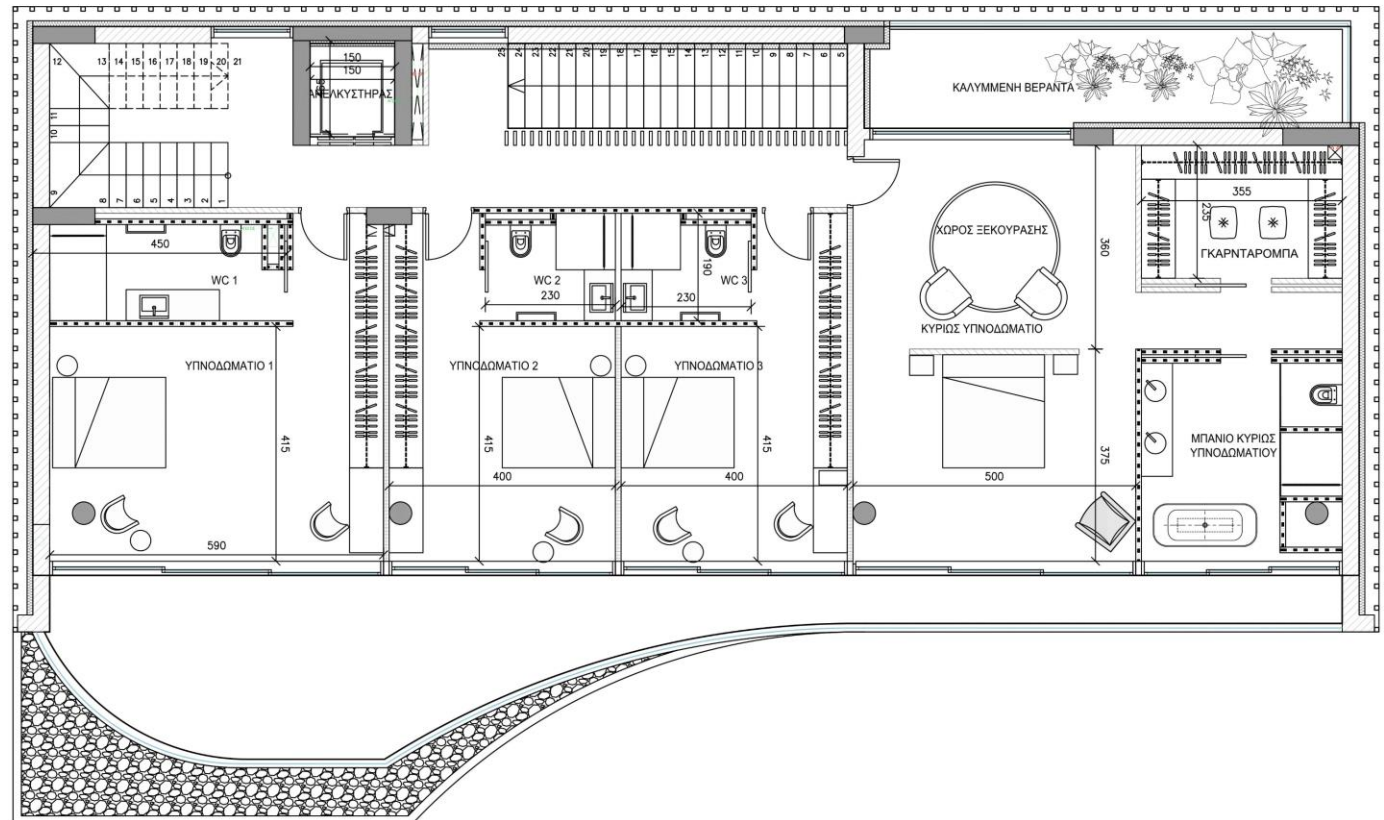


### FEATURES

- Lift
- Stairs
- Kitchen
- Storage room
- Living room
- Lounge
- Dining area
- Guest toilet
- Cloak closet
- Terrace
- Swimming Pool
- Private Garden

Covered Area: 223m<sup>2</sup>  
Covered Terraces: 26m<sup>2</sup>  
Uncovered Terraces: 7m<sup>2</sup>

# FIRST FLOOR

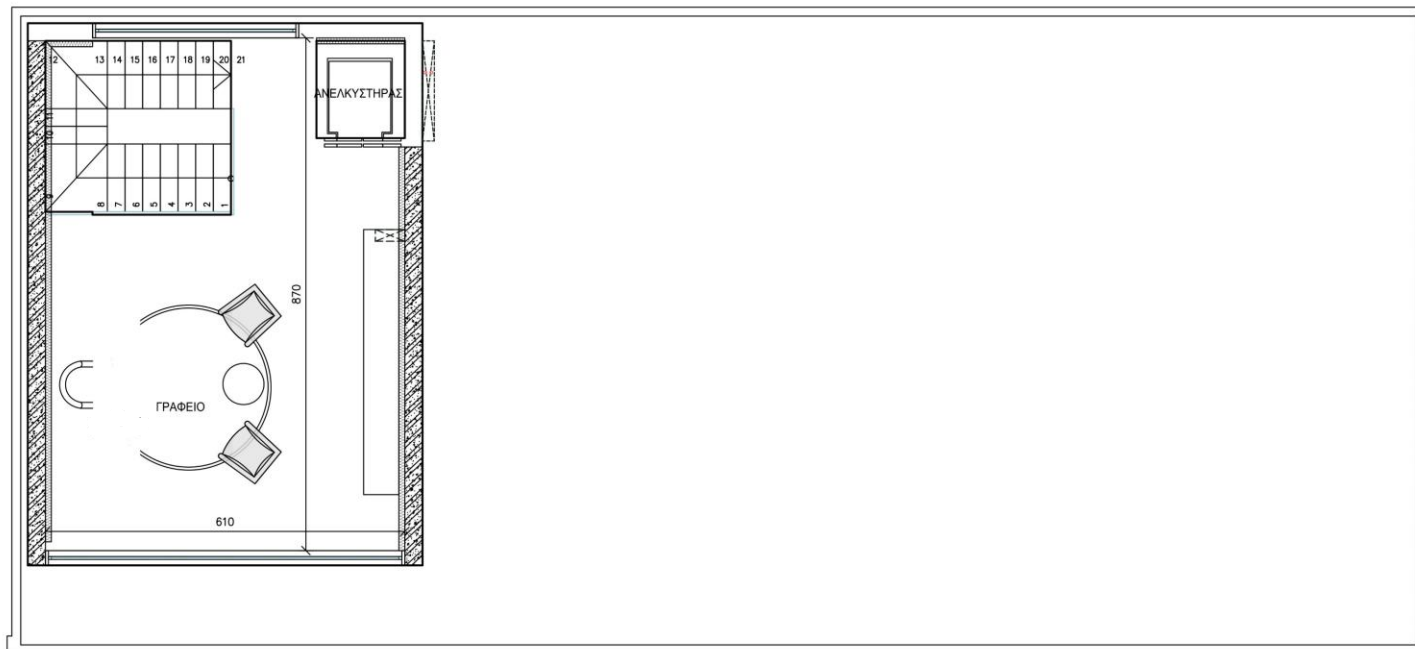


## FEATURES

- Lift
- Stairs
- 3 en-suite bedrooms
- 1 en-suite master bedroom, with walk in wardrobe and sitting area
- Terrace

Covered Area: 212m<sup>2</sup>  
Covered Terraces: 16m<sup>2</sup>

## SECOND FLOOR



### FEATURES

- Lift
- Stairs
- 1 Office / bedroom

Covered Area: 62m<sup>2</sup>

Villa Historia

SOLD







# Villa Loci





The Loci villa, with its unique architecture and beautiful location, offers peaceful and quiet surroundings. As each villa is built far from the other there is complete privacy.

Built using only the finest materials and with a modern sharp architectural design, the Loci villa is an ideal choice for a family.

The villa is four bedrooms and has a maid's room in the basement, along with laundry room, storage, walk in wardrobe, gym or playroom and two allocated parking spaces. This villa also has a second floor with an office.

- Bedrooms: 4
- Maid's room: 1
- Office: 1
- Total covered area: 726m<sup>2</sup>
- Plot: 553m<sup>2</sup>
  
- Covered terraces: 30m<sup>2</sup>
- Uncovered terraces: 65m<sup>2</sup>
- Basement: 240m<sup>2</sup>
- Pool: Yes
- Floors: 4
- Parking spaces: 2





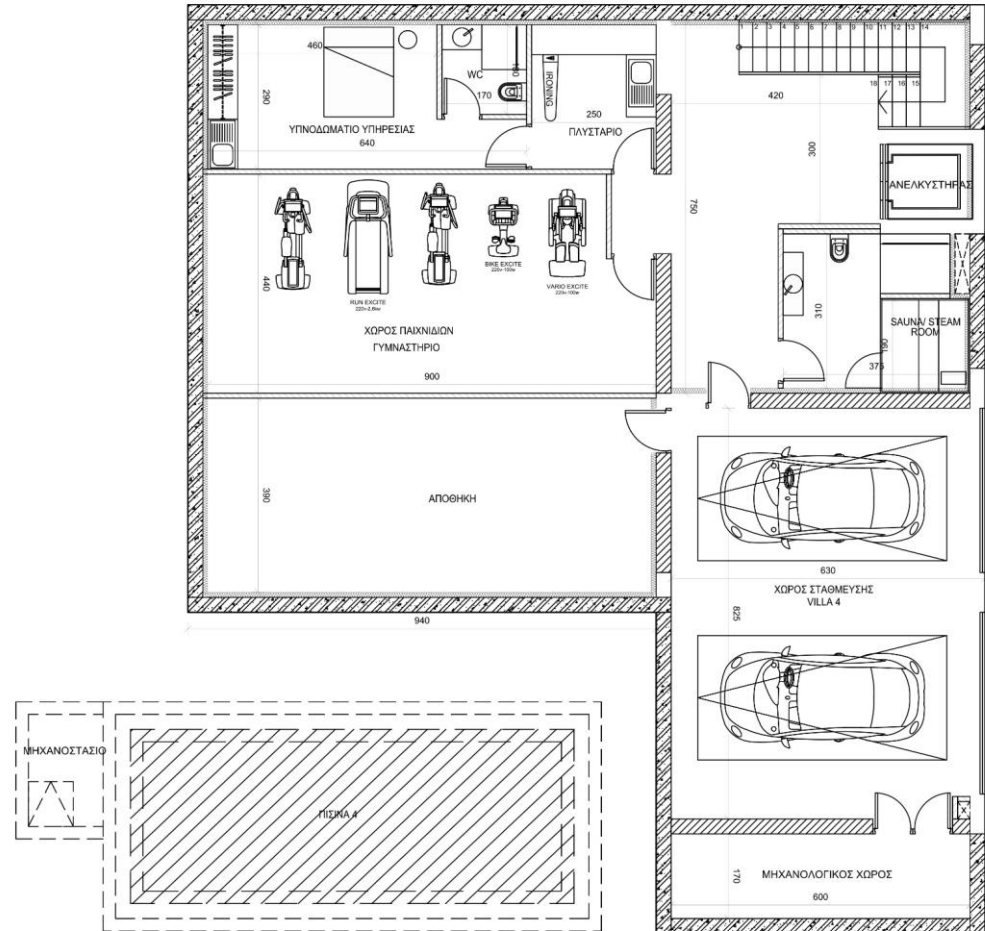




# BASEMENT

## INDICATIVE FEATURES

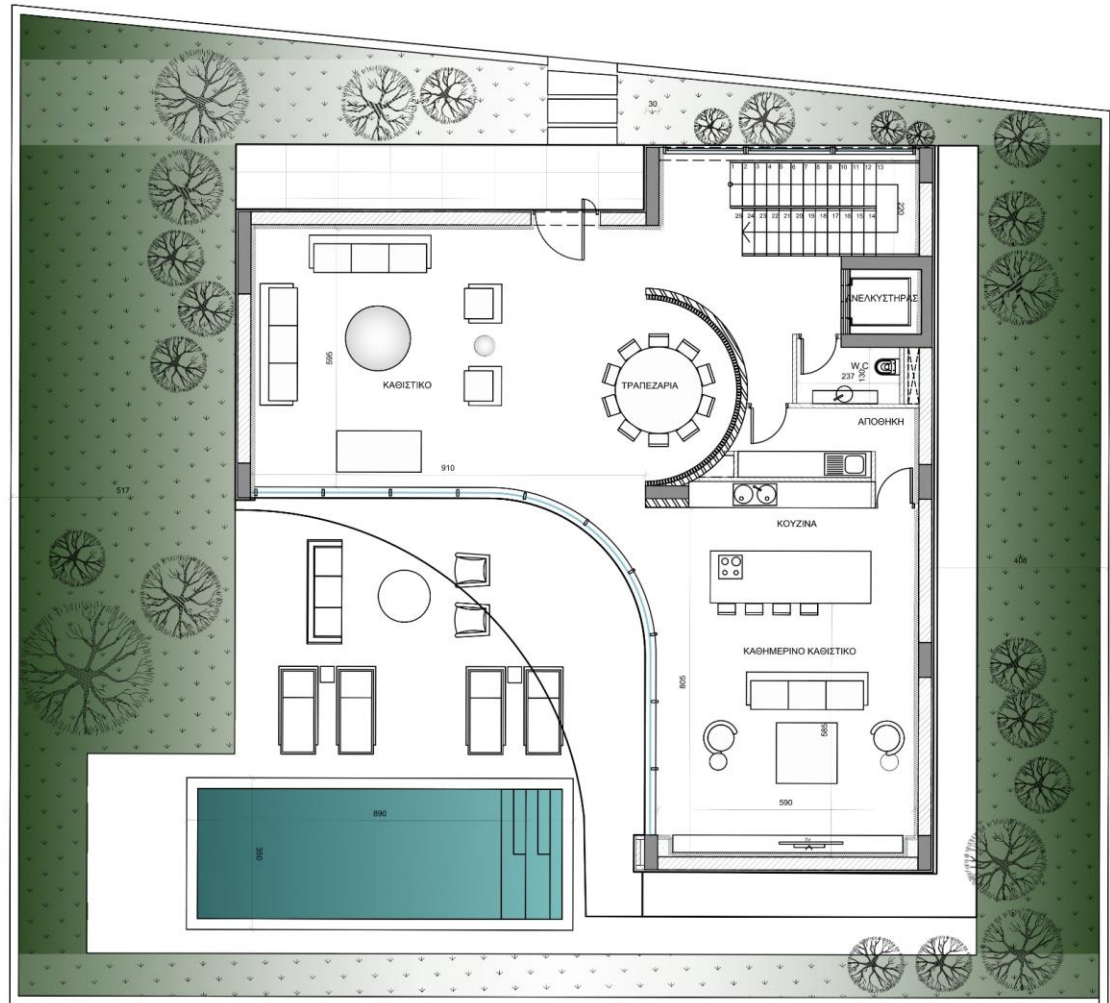
- Two parking spaces
- Lift
- Stairs
- Laundry room
- Storage room
- Gym / Playroom with shower & WC
- Sauna / Steam room
- 1 en-suite maids room with kitchenette



Covered Area: 240m<sup>2</sup>



## GROUND FLOOR

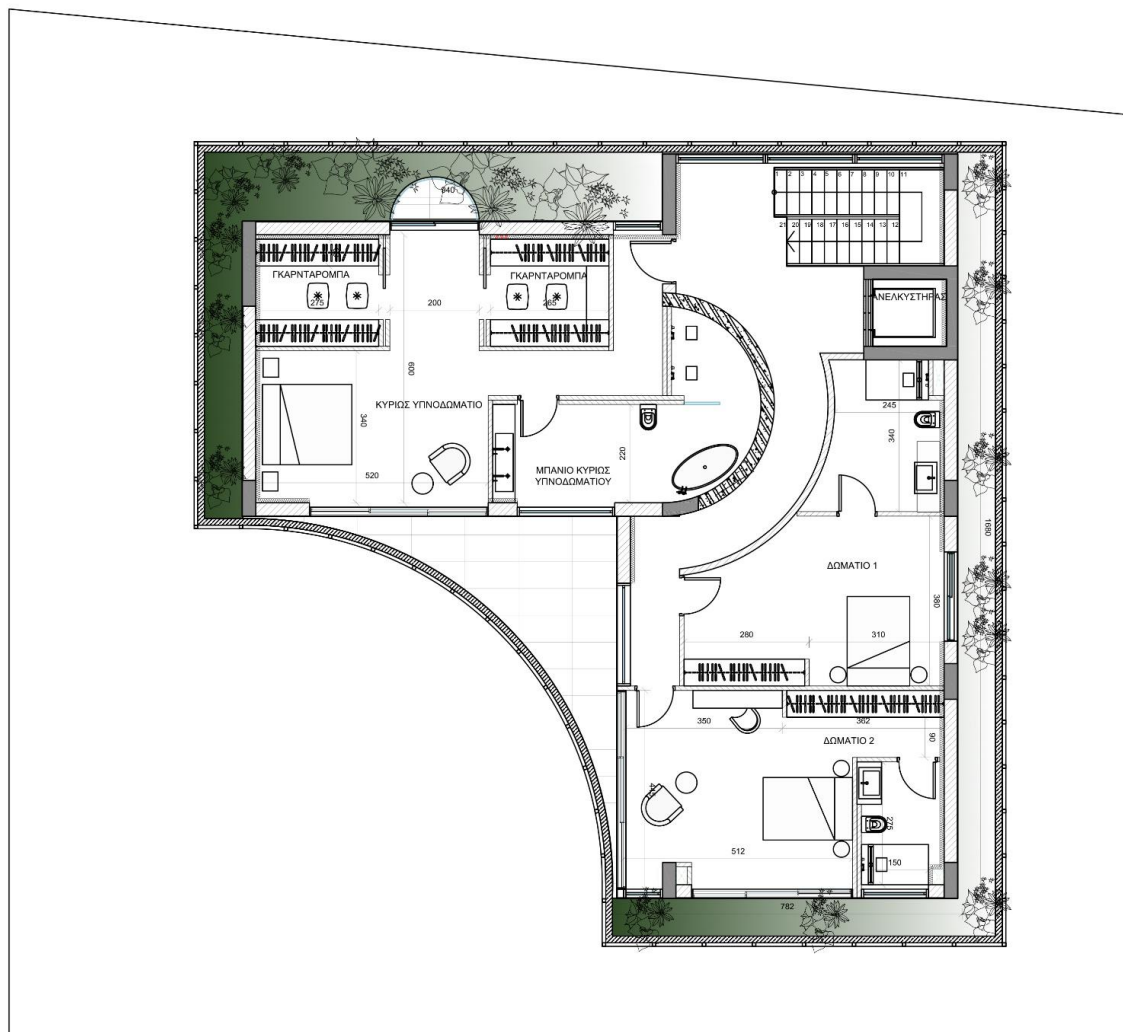


### FEATURES

- Lift
- Stairs
- Kitchen / breakfast bar
- Storage room
- Living Room
- Lounge
- Dining area
- Guest toilet
- Cloak-in closet
- Swimming Pool
- Private Garden

Covered Area: 176m<sup>2</sup>  
Covered Terraces: 26m<sup>2</sup>  
Uncovered Terraces: 38m<sup>2</sup>

## FIRST FLOOR

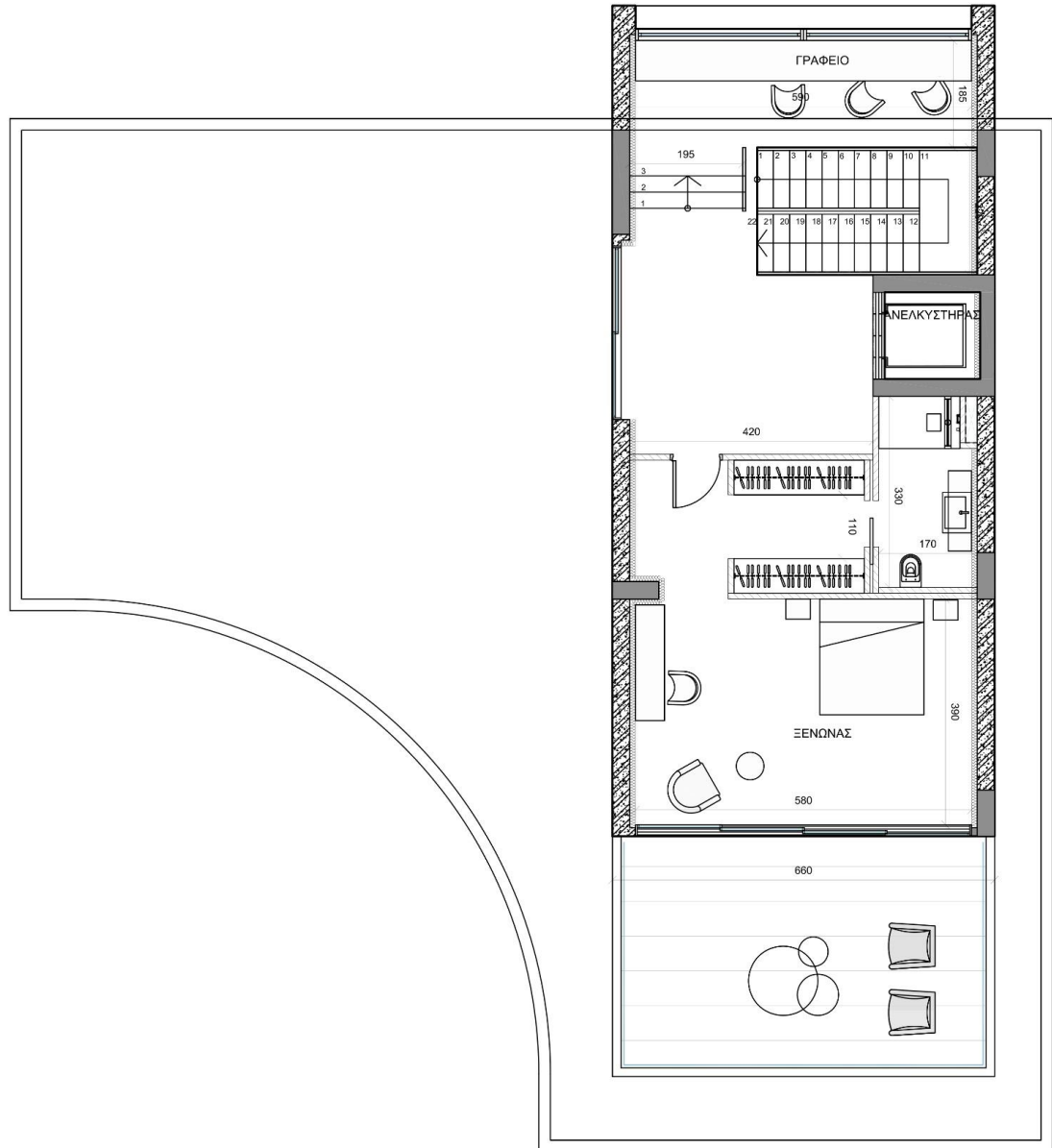


### FEATURES

- Lift
- Stairs
- 2 en-suite bedrooms
- 1 en-suite master bedroom with walk-in wardrobe
- Garden

Covered Area: 187m<sup>2</sup>  
Covered Terraces: 3m<sup>2</sup>  
Plants Area: 52m<sup>2</sup>

# SECOND FLOOR



## INDICATIVE FEATURES

- Lift
- Stairs
- 1 en-suite guest bedroom with walk-in wardrobe
- Office
- Terrace

Covered Area: 93m<sup>2</sup>  
Uncovered Terraces: 25m<sup>2</sup>

# Villa Vicinia



The Vicinia villa is located near the park, offering peaceful and quiet surroundings. As each villa is built far from the other there is complete privacy.

Built using only the finest materials and with a modern sharp architectural design, the Vicinia villa is an ideal choice for a family.

The villa is four bedrooms and has a maid's room in the basement, along with laundry room, storage, walk in wardrobe, gym or playroom and two allocated parking spaces.



- Bedrooms: 4
- Maid's room: 1
- Office: 1
- Total covered area: 839m<sup>2</sup>
- Plot: 590m<sup>2</sup>
- Covered terraces: 176m<sup>2</sup>
- Uncovered terraces: 5m<sup>2</sup>
- Basement: 225m<sup>2</sup>
- Pool: Yes
- Floors: 3
- Parking spaces: 2





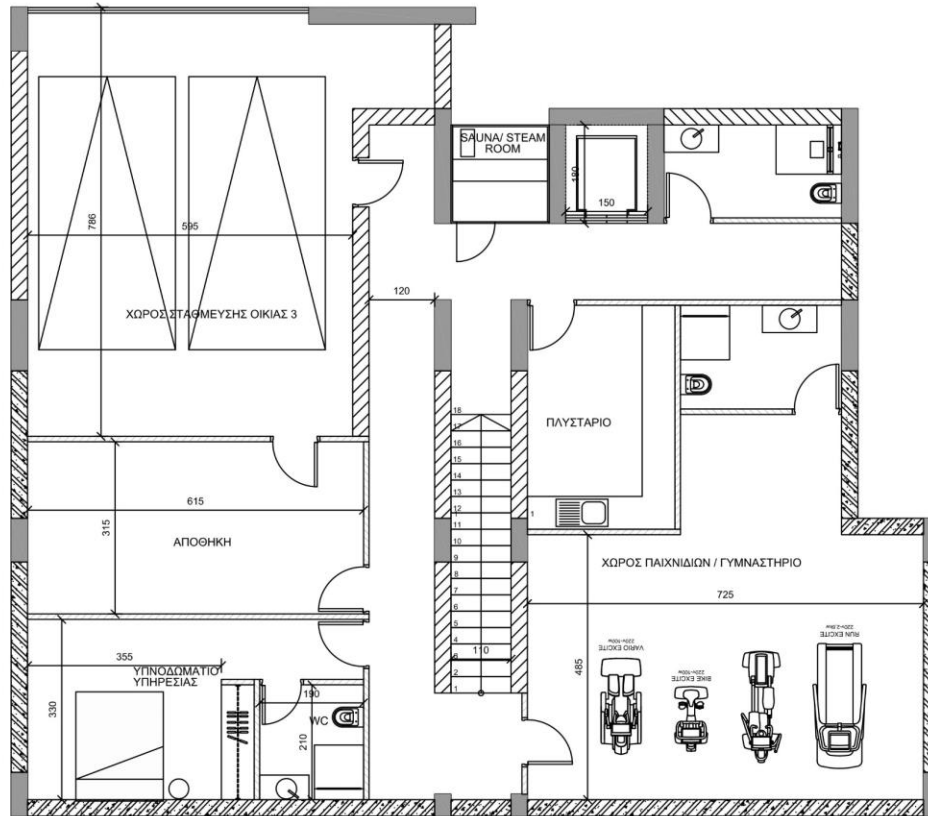








# BASEMENT



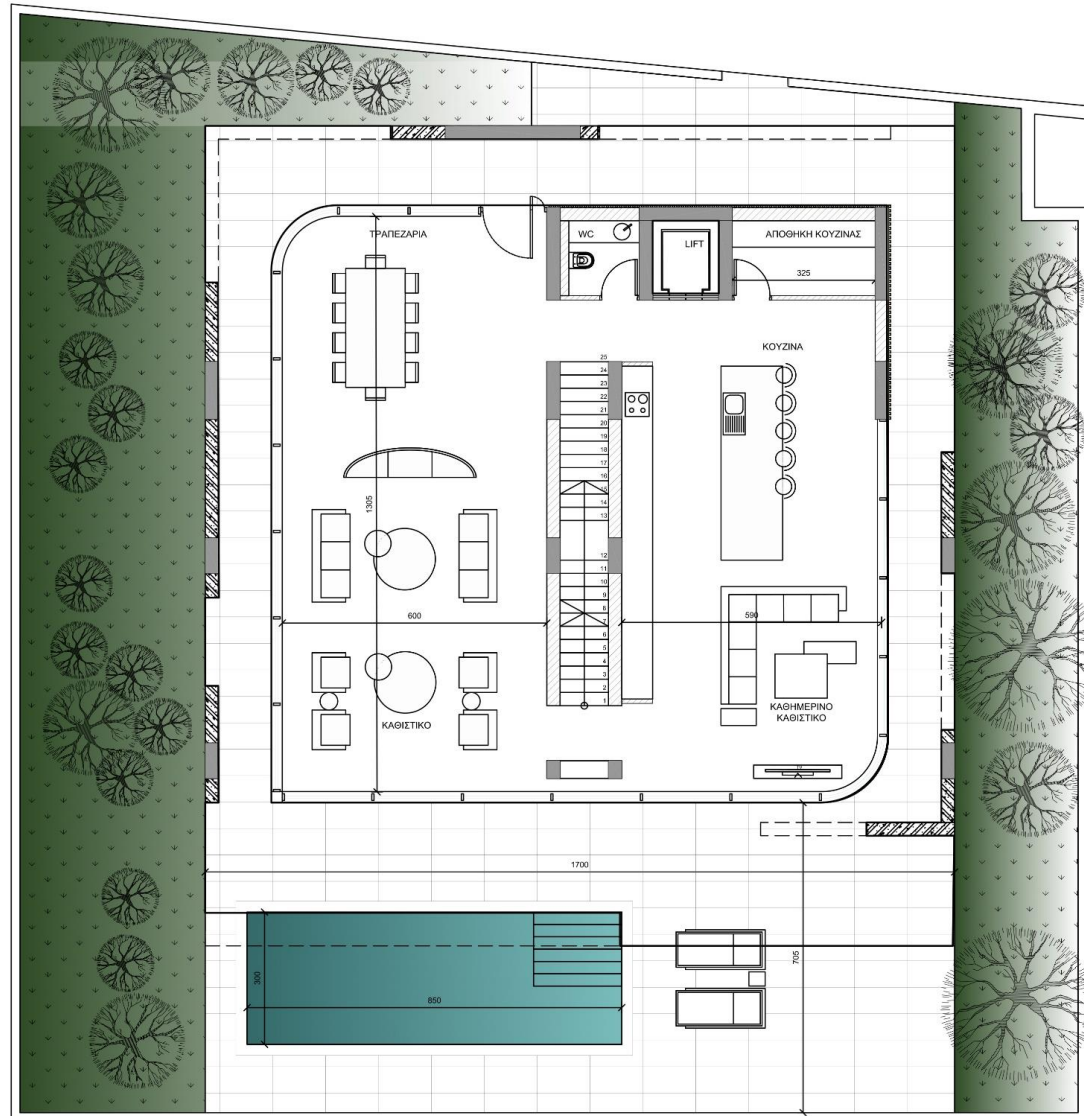
## INDICATIVE FEATURES

- Two parking spaces
- Lift
- Stairs
- Playroom
- Laundry room
- Storage room
- Walk in wardrobe
- Cloak closets
- Gym / Playroom with en-suite
- Sauna / Steam room
- Guest toilet with Shower
- 1 en-suite maids room with kitchenette



Covered Area: 225m<sup>2</sup>

# GROUND FLOOR



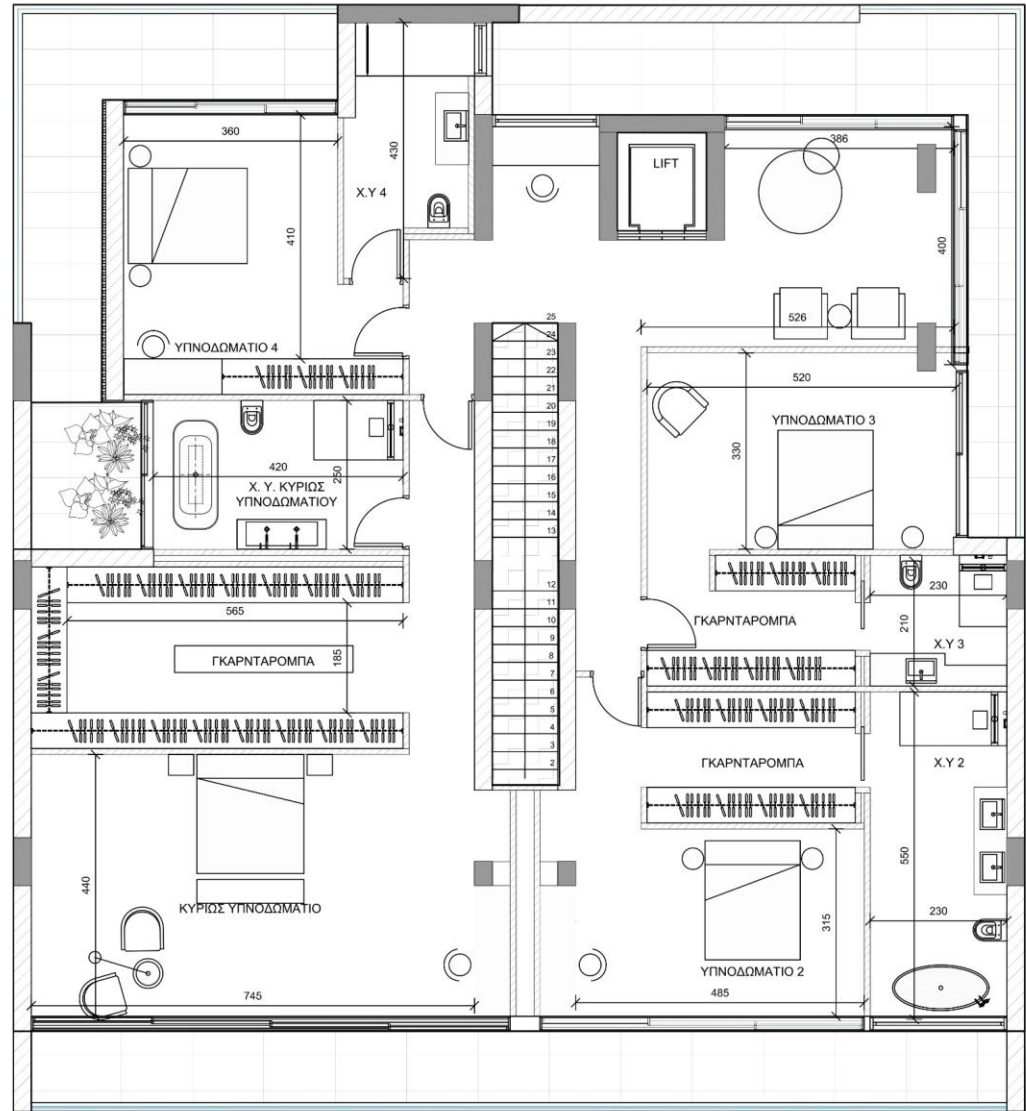
## FEATURES

- Lift
- Stairs
- Kitchen
- Storage room
- Living room
- Lounge
- Dining area
- Guest toilet
- Swimming Pool
- Private Garden

Covered Area: 189m<sup>2</sup>

Covered Terraces: 114m<sup>2</sup>

# FIRST FLOOR



## FEATURES

- Lift
- Stairs
- Office
- 3 en-suite bedrooms each with walk-in wardrobe
- 1 en-suite master bedroom with walk-in wardrobe
- Terrace

Covered Area: 249m<sup>2</sup>  
Covered Terraces: 62m<sup>2</sup>

Villa Regio

SOLD



Villa Futurae

SOLD



look here,  
We, Together  
y of the Place,  
ood, the Re-  
ature.

In this lines the values of coeo  
live together with its essence.



# Architectural Lighting

Another important advantage to be enjoyed by the residents of coeo and their guests is the dedicated architectural lighting design. A firm specializing in architectural lighting has undertaken to illuminate all public areas beyond the conventional basic lighting needs, highlighting the project's architectural virtues in a spectacular fashion which one would find difficult to suspect in the light of day.

Beyond the aesthetic factor, the main criterion for the entire technical approach is energy conservation; adding new technology and innovations in the field of lighting. In close collaboration with the Architect and the Interior Designer the unique structural details are beautifully illuminated and emphasised.

# Kitchen by Arclinea

Each Arclinea kitchen is the result of careful design in line with the Collection: a unique and distinctive world of products that changes over time without ever getting old. Each new product is conceived to become a part of the whole. The Arclinea Collection is a design template, a set of transversal elements linked by a fil rouge, an inimitable unicum of solutions, made to meet the requirements of concrete, daily, creative and shared use. Arclinea intends the kitchen to increasingly use the systems belonging to other rooms and reach out to new cultures, uses of space, utilisations. It is expected to know how to integrate new functions and meet the challenges of technology. Each project, therefore, must meet different criteria, while persisting in complying with ergonomic rules as well as with the needs dictated by safety and sustainability. Attention to detail, to materials, to style, dialogues with research and innovation, leading to surprising results.

# Smart home

## Automation & Control: Welcome to a new era of buildings

Automatically turn lights on-off at certain events and times. Never forget to water the lawn again. Even if you are on holidays. Get notified when your children come back home, or when somebody is at your door.

## Audio and Video

Music everywhere, loud, clear, soft and relaxing. Video everywhere, loud, clear, sharp and captivating. Audio and video everywhere, entertaining, enjoyable, part of your life. In other words, let us make your life more colorful, everywhere.

## Music in every room

## Crystal clear image on every screen

## Lighting systems: Designed to compliment your life

Lighting in a building is one of those factors that can really alter the way someone perceives the space around him and yet is usually neglected over less important building design decisions. Even when taken in mind, usually it get's limited only on choosing the proper lighting fixtures color and type. While having the proper lighting fixtures is a requirement for a beautifully illuminated space, a lighting system can make your lighting installation usable, easily configurable, uncluttered and most importantly make sure that you always get a beautiful and stunning result.

## Security: Let us make you feel safe

We understand that feeling secure in your home or office is very important in order to lead a stress-free life. As part of our advanced automation and intelligent systems, we offer a broad range of security systems to cover every need, from simple intercom systems to advanced CCTV and integrated security solutions.



Espice



# Espice

The Espice block is situated with scenic uninterrupted views over the park. Truly the best views and location in Nicosia.

## Ground Floor Apartment 268m<sup>2</sup>

- 3 bedrooms
- 80m<sup>2</sup> covered veranda
- 220m<sup>2</sup> private garden
- private swimming pool
- 80m<sup>2</sup> basement
- Maid's room
- Storage room
- 2 allocated parking places

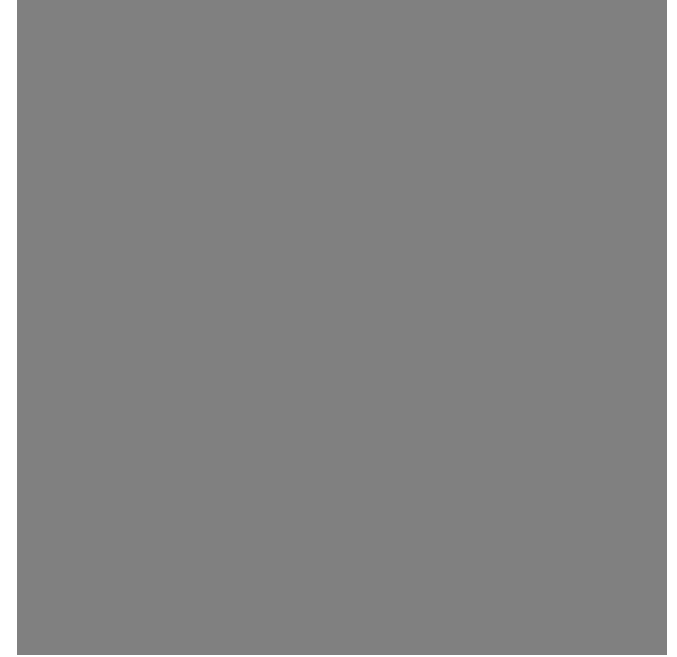
## Full-Floor Apartments 312m<sup>2</sup>

- Typical floor plan from 1st to 6th floor
- 4 bedrooms
- 105m<sup>2</sup> covered verandas
- In the basement:**
- Maid's room
- Storage room
- 2 allocated parking places



Ground Floor Apartment - Plan









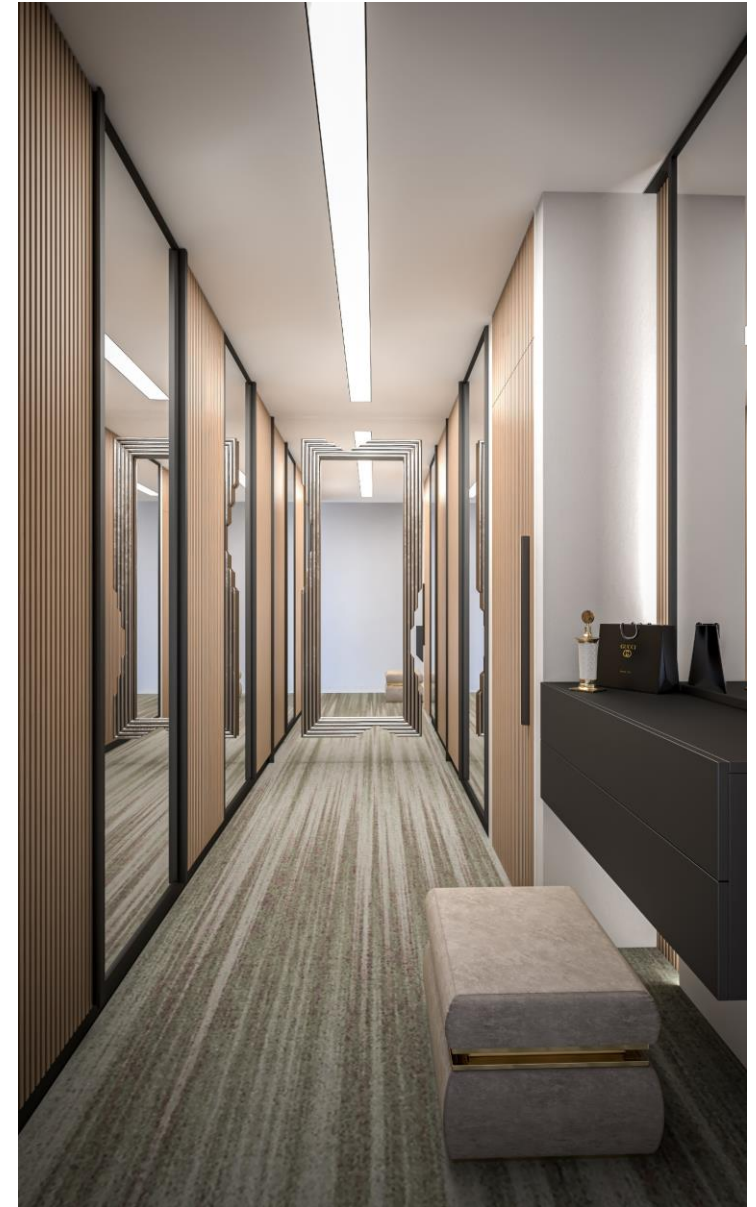
Full Floor Apartment (floors 1-6) - Plan













Adspice



# Adspice

The Adspice block is situated next to Espice with beautiful views of the park.

## Ground Floor Apartment 216m<sup>2</sup>

136m<sup>2</sup> veranda

100m<sup>2</sup> private garden

private swimming pool

**In the basement:**

Storage room

2 allocated parking places

Maid's room

## Full-Floor Apartments 244m<sup>2</sup>

Typical floor plan  
from 1st to 6th floor

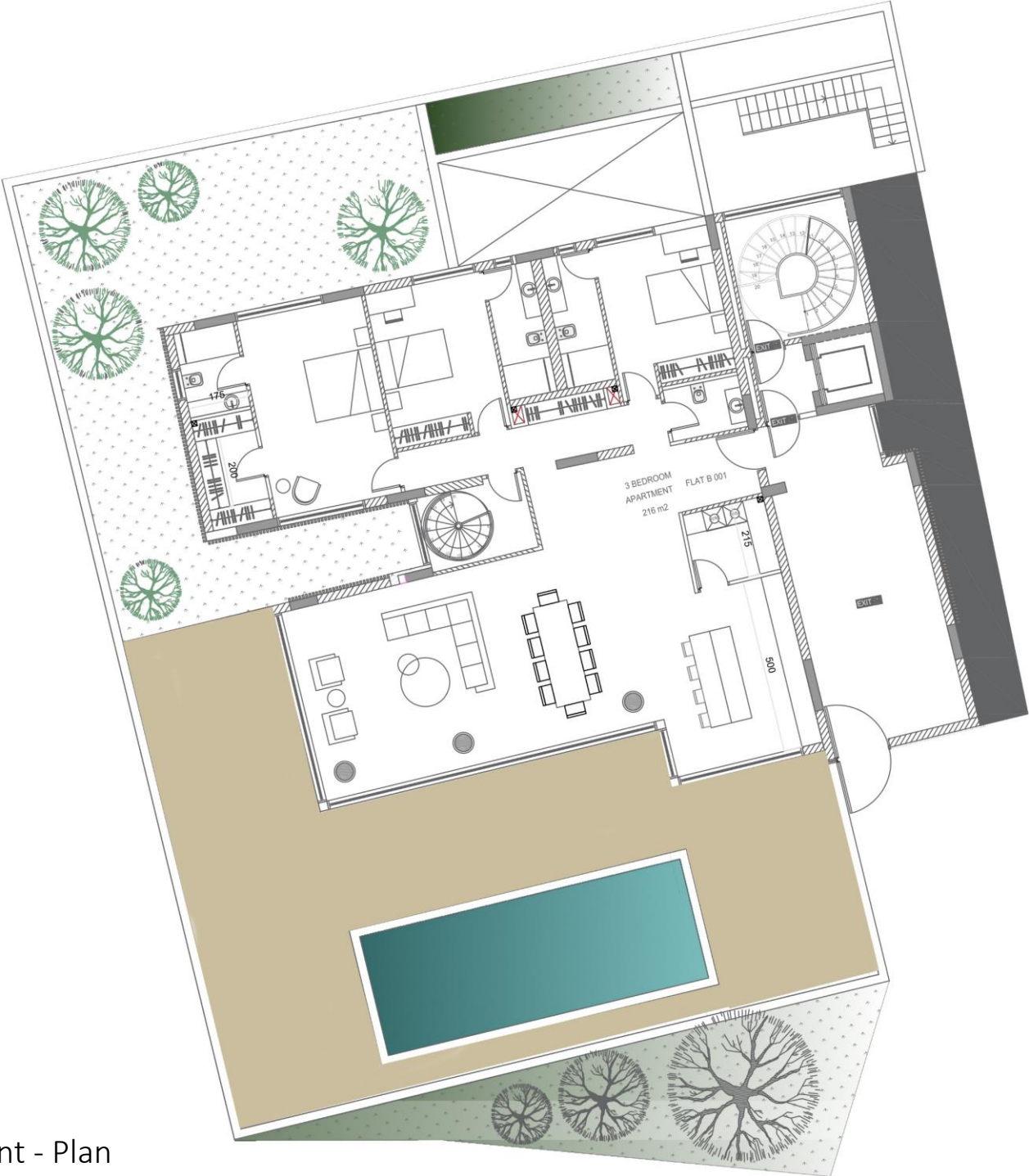
66m<sup>2</sup> covered verandas

**In the basement:**

Storage room

2 allocated parking places

Maid's room (for 6th floor only)



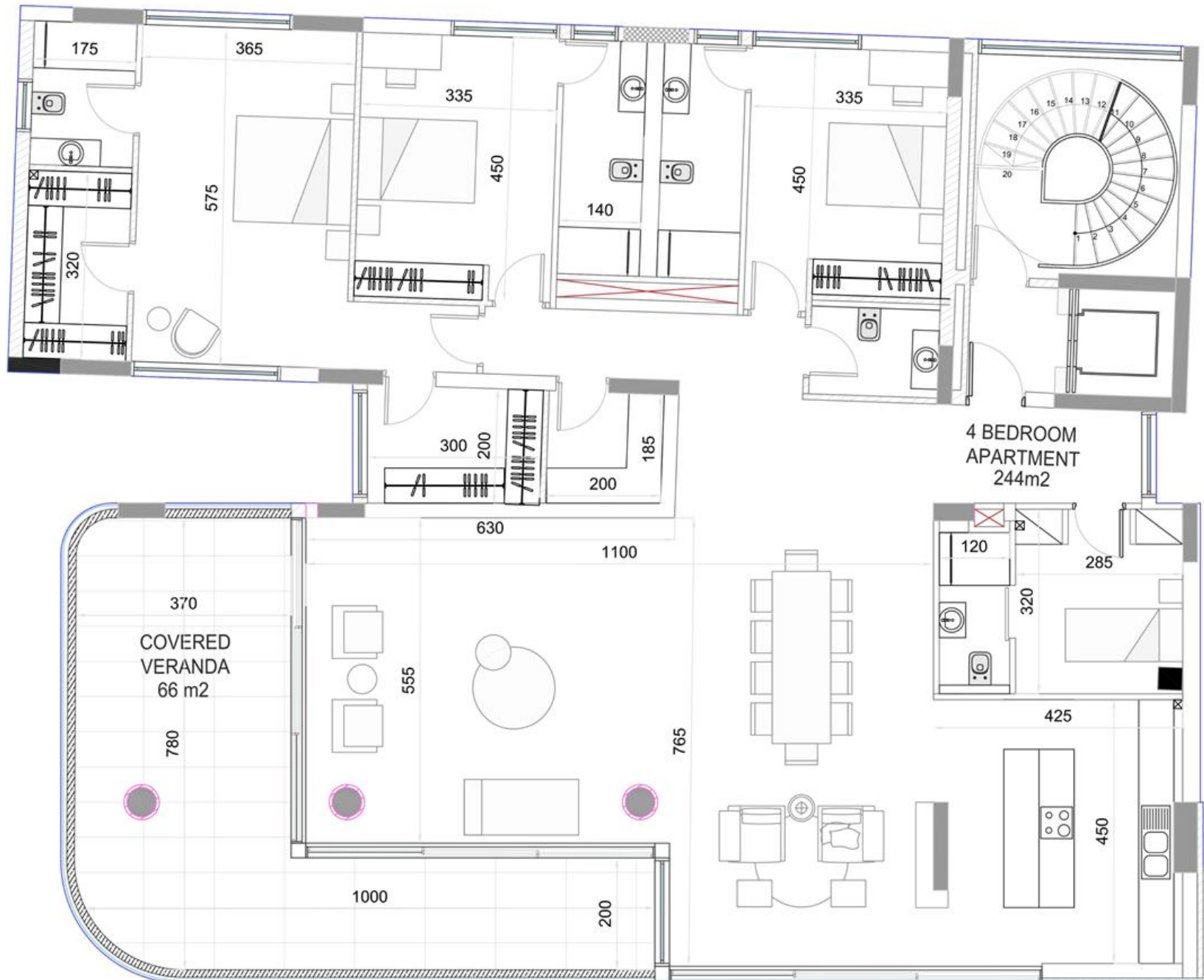
Ground Floor Apartment - Plan











4 BEDROOM  
APARTMENT  
244m<sup>2</sup>

COVERED  
VERANDA  
66 m<sup>2</sup>

Full Floor Apartment (floors 1-6) - Plan







# Prospice





# Prospice

The Prospice block is situated next to Adspice with beautiful views of the park and the city.

## Ground Floor Apartment 246m<sup>2</sup>

75m<sup>2</sup> veranda

180m<sup>2</sup> private garden

private swimming pool

**In the basement:**

Storage room

Maids room

2 allocated parking places

## 3 Bedroom Apartments 206m<sup>2</sup>

Typical floor plan  
from 1st to 6th floor

47m<sup>2</sup> covered verandas

**In the basement:**

Storage room

2 allocated parking places

## 3 Bedroom Apartments 155m<sup>2</sup>

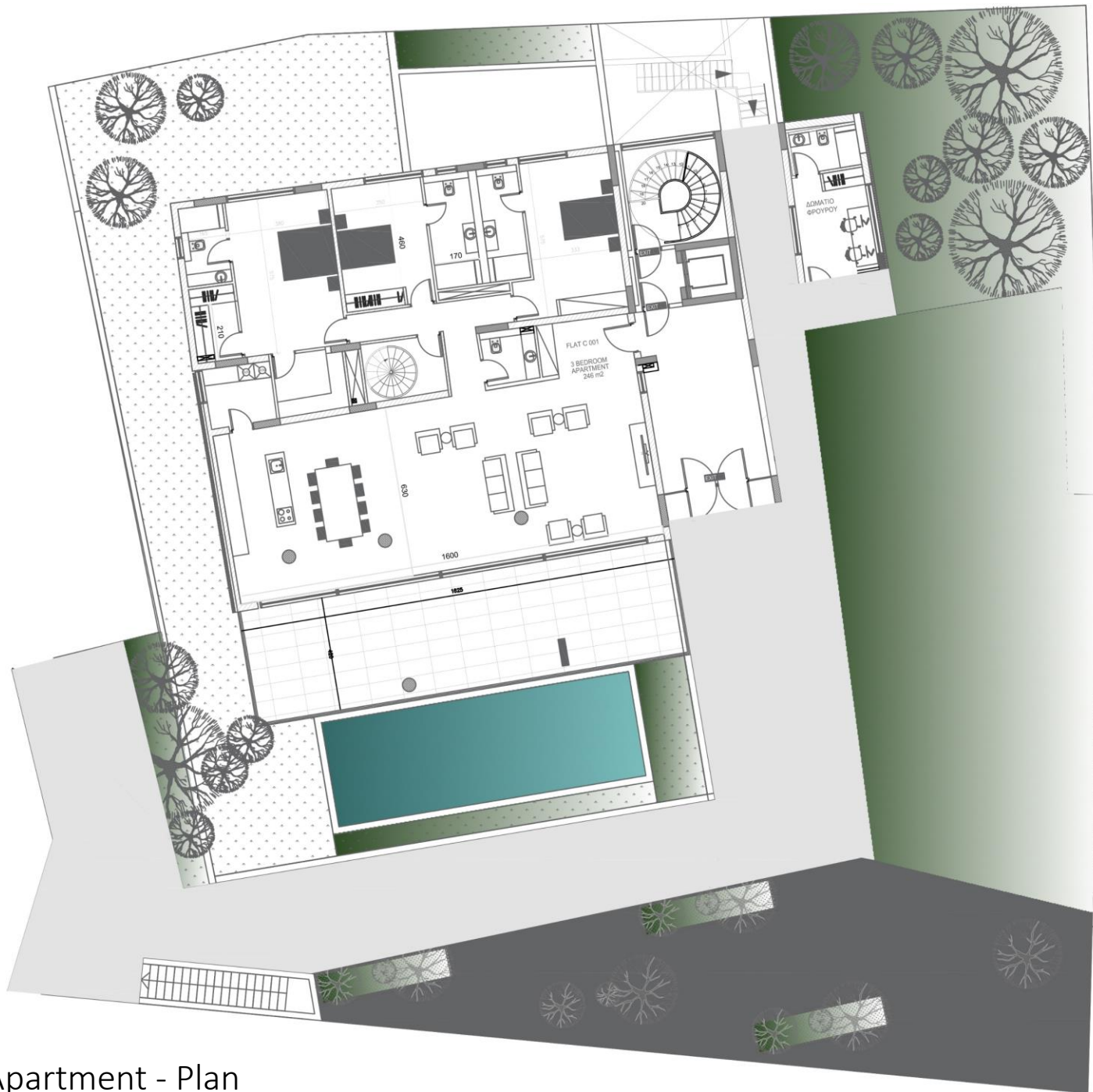
Typical floor plan  
from 1st to 6th floor

55m<sup>2</sup> covered verandas

**In the basement:**

Storage room

2 allocated parking places

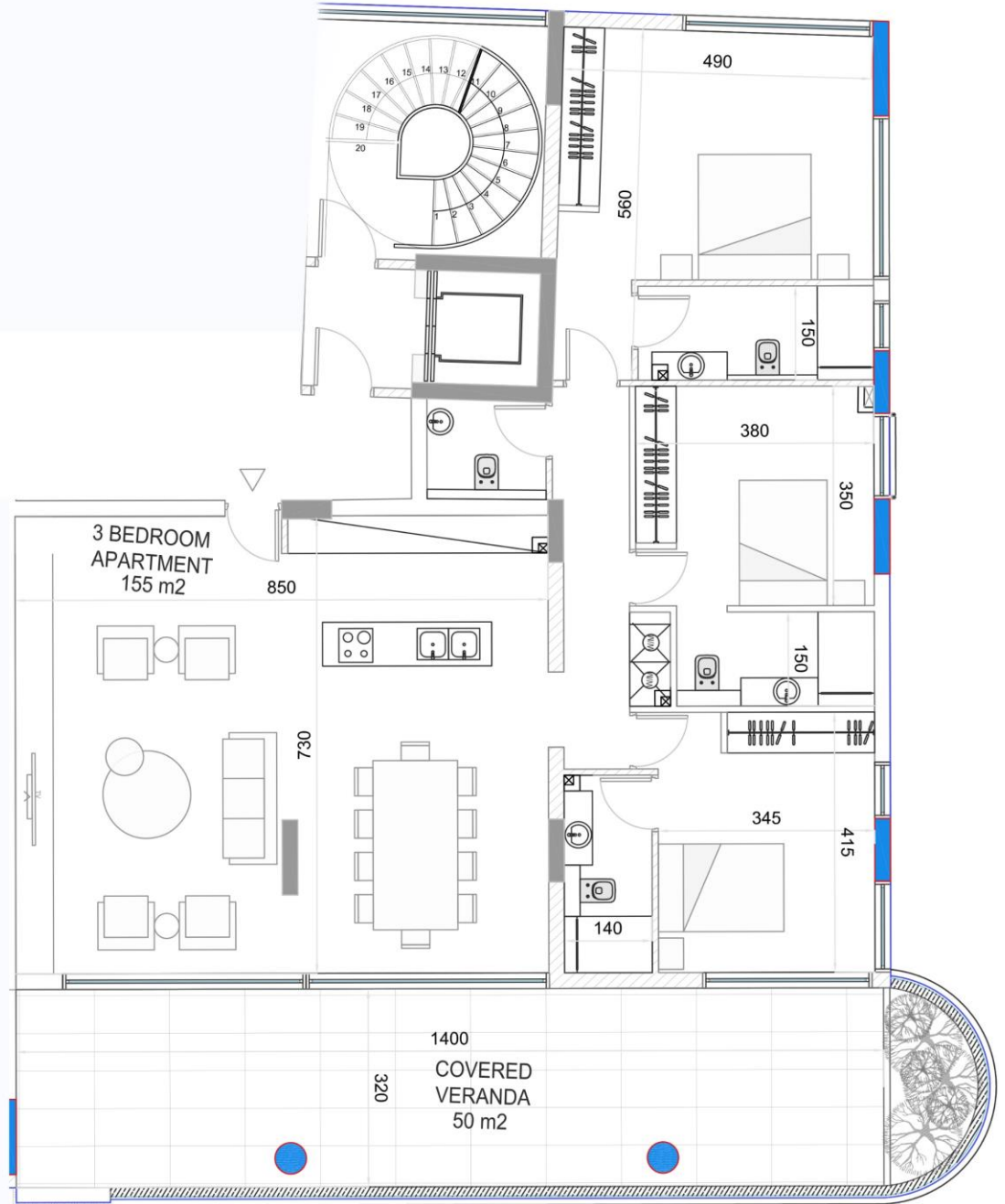
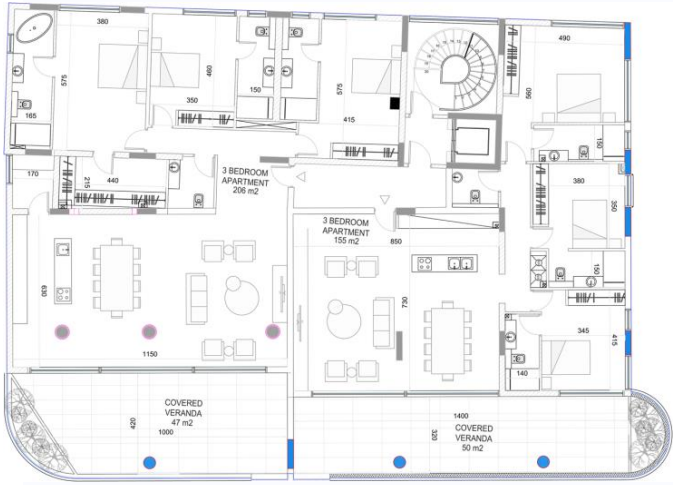


Ground Floor Apartment - Plan



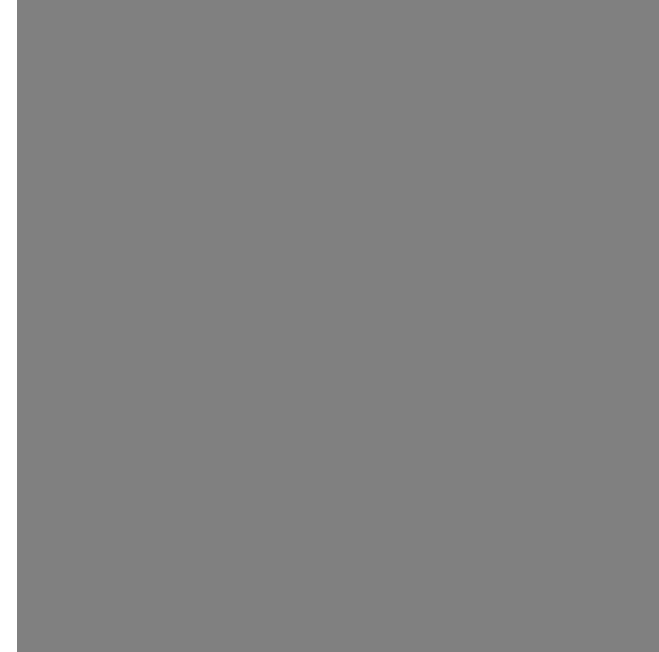






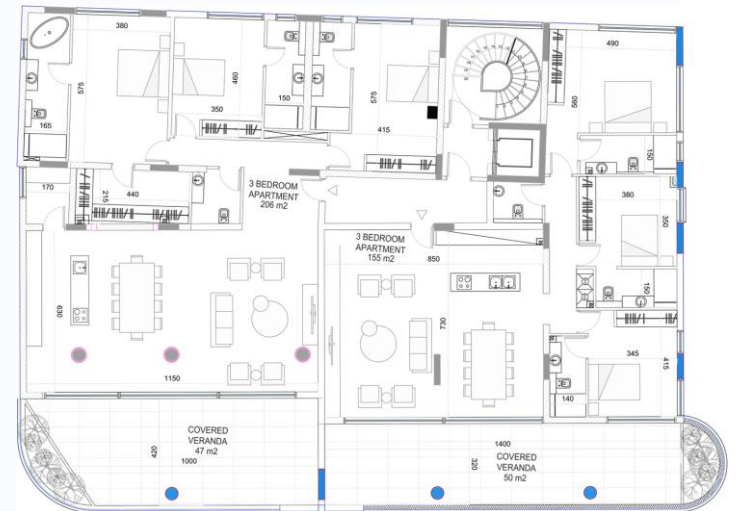
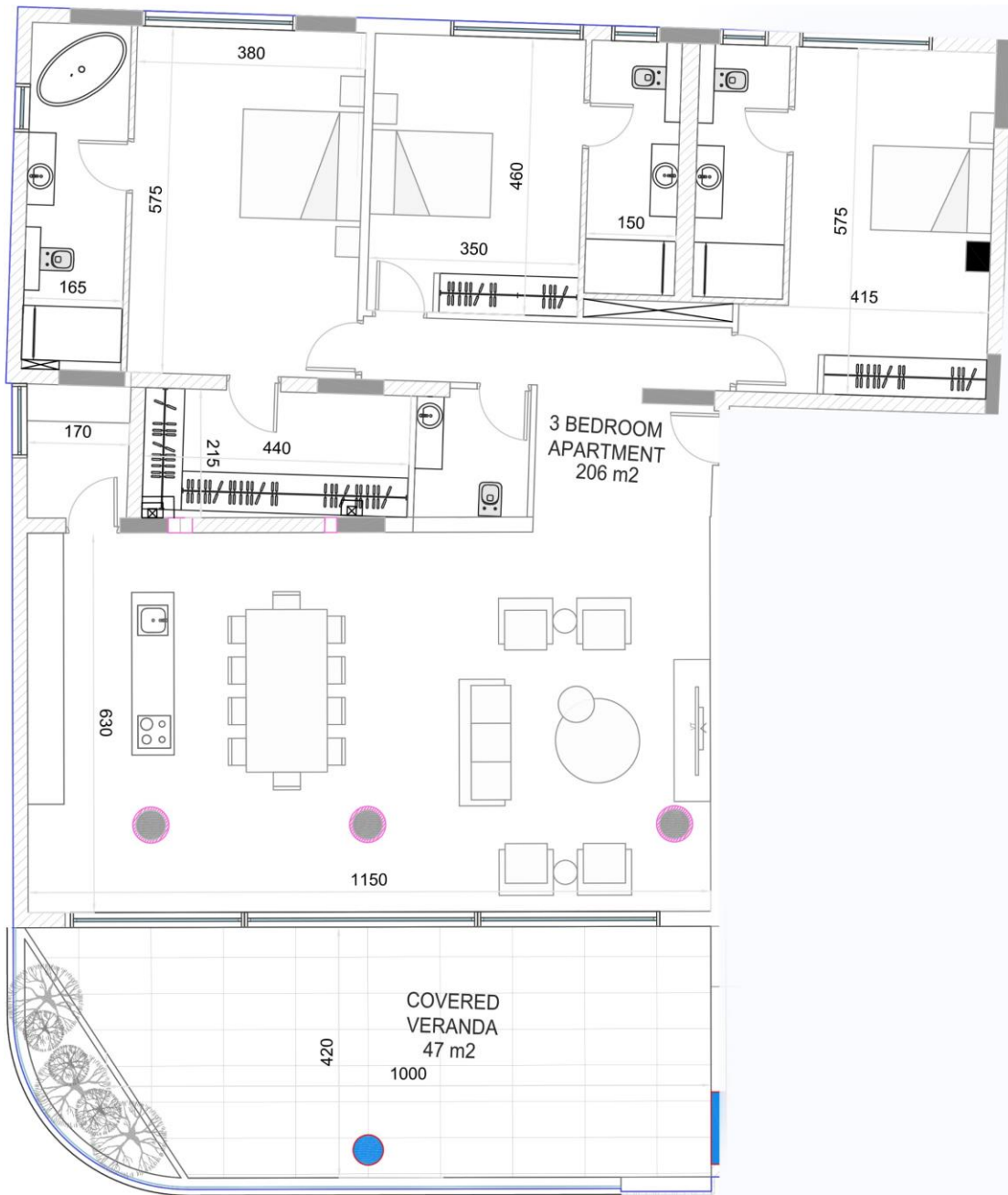
Typical Floor Apartment 155m2 - Plan



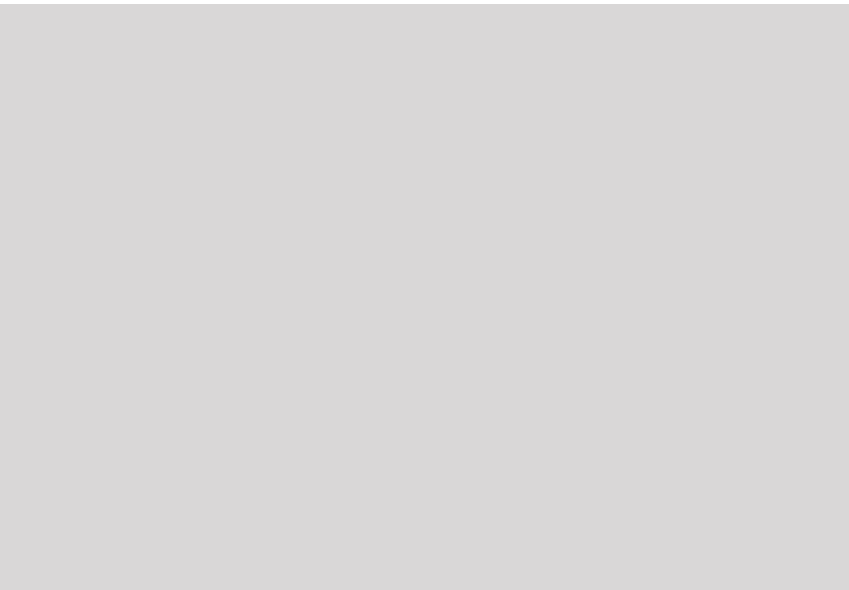
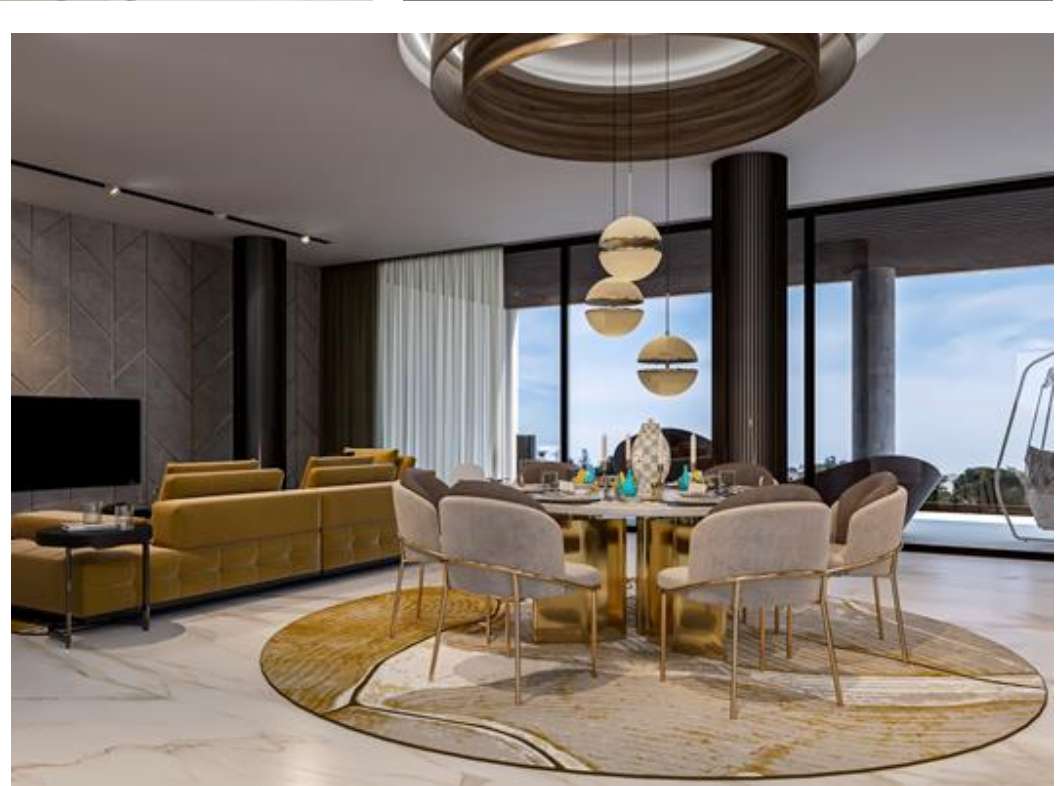
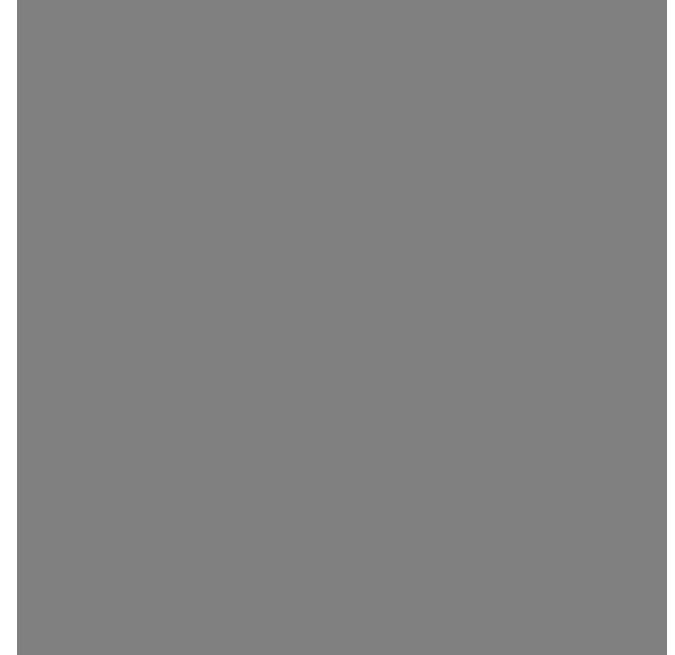








Typical Floor Apartment - Plan 206m<sup>2</sup>







# HOW

# WE BUILD

We invest in the added value of location and bring out the elements that make it special to the market. We create both an internal and an external dialogue, as in between the private and collective element of the modern neighbourhood, as well as between contemporary architecture with nature.

# Technical Specifications

## **Insulation**

The entire exterior of the buildings will be built in compliance to the energy study of the Energy Performance Certificate A'.

## **Building Structure**

The structure of the buildings will be of reinforced concrete, as per the structural design and drawings of the Civil Engineer and in accordance with the relevant clauses and demands of Local Authorities, the Eurocodes EC2 for concrete & EC8 for Seismic Designs.

## **Walls**

- External walls will be made of perforated bricks. The entire outer surface will consist of an integrated and certified thermal façade system in compliance with the Energy Efficiency A'.
- The internal walls will be made of bricks or a certified drywall building system.

## **Painting**

- All external surfaces that are not covered will receive three hands of coating and three hands of paint. The colours will be as per Architect's instructions.
- The internal surfaces will be plastered and painted with emulsion. Painting colours will be at the discretion of the Architect. The Buyer has the option to choose a different colour if he wishes to do so.

## **Building Exterior**

All exterior walls will be covered with stone, alucobond and novowood or similar material at the discretion of the Architect.

## **Wall Finishes**

- The walls of the sanitary areas will be covered up to the ceiling with ceramic tiles.
- The walls of the kitchen in between the cabinets, will be covered with techno granite.

## **Flooring**

- The floors in the living room, kitchen, hallway, bathrooms and on the veranda will have ceramic tiles.
- The floors in the bedrooms will have parquet.

## **Sanitary Ware**

All sanitary ware will be of high quality and the Buyer has the choice of products from the suppliers the company collaborates with.

## **Aluminium Works**

All external openings (windows - doors) will be made of thermally insulated coloured aluminium as per Architect's instructions, with double glazed, thermally insulated and high levelled sound insulation.

### **Woodwork**

- The entrance doors will be fire resistant with design and color based as per Architect's instructions. The lock and the outer knob are included as per Architect's instructions.
- All internal doors will be magnetic and made of lacquered wood in a color chosen by the Buyer.
- Bedroom wardrobes will have opening lacquered doors as per Architect's instructions.
- Where there are walk-in closets, they will be lined with melamine structure at the Buyer's choice of color and without wardrobe doors.

### **False Ceilings**

- All internal areas will have false ceilings of plasterboard based on the drawings of the Architect and will be painted in a color of choice of the Buyer.
- Externally they will be lined with novowood or a similar material.

### **Electrical Installation**

- All wiring and lighting points and sockets will be in accordance with the Electrical Engineer's study in the form of an electrical drawing.
- Architectural hidden lighting is included as indicated on the architectural plans. Decorative lighting is the choice and purchase of the Buyer.
- In the kitchen area there will be points for heater switch for extractor fan, washing machine, dishwasher, clothes dryer, refrigerator and oven.

### **Photovoltaics**

- All apartments will have an independent photovoltaic system.
- A photovoltaic system will be installed on the roof for the common areas of all buildings that will contribute to the savings from the communal electricity bill.

### **Air Conditioning**

- Air conditioning with VRV system in all rooms.
- Each apartment will have its own independent outdoor unit.
- The indoor units will be concealed type in a false ceiling of plasterboard and be connected to chimneys and slot diffuser type grilles.

### **Heating**

- Installed and fully operational underfloor central heating with heat pump.
- The production of hot water heating will be through a heat pump type unit (Heat Pump), which will be placed on the roof. The installations will include all the necessary piping, wired remote controls and a central control system. The systems will ensure autonomous operation and temperature control in each room or area of the apartment.

### **Plumbing Installations**

- For water use, pipe-in-pipe type pipes and distributors are used.
- The plumbing installation will have a water storage tank on the roof, a pressure pump, a water filter as well as a hot water return pump.
- The hot water cylinder will be connected to a heat exchanger to the heat pump type unit and will also have an electric element, which will be controlled from a point outside the bathroom.

### **Security**

- There will be an alarm system and doorbell with video intercom in each apartment which will be connected to the main entrance of the complex.
- At the entrance of each apartment there will be an access control panel.



### **Automation**

All apartments will have an automation system as stated in detail in the list of materials tables.

### **Public Spaces**

- All common areas, indoor and outdoor, will be delivered complete with materials and colors as per Architect's instructions.
- There will be lighting fittings at the building entrance, lift lobbies, staircases, external boundary walls and parking areas, as indicated on the architectural plans as per Architect's instructions.
- Landscaping will be according to the designs of plants chosen as per Architect's instructions.

### **Parking – Storage Areas**

For every apartment there will be two allocated parking spaces and one storage room as indicated on the architectural plans.

### **Cleaning**

The initial basic cleaning weighs on the Seller and the thorough cleaning weighs on the Buyer.

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# PROJECT TEAM



ROTOS GROUP

ERACLIS  
PAPACHRISTOU  
ARCHITECTS



PERICLES LIATSOS  
INTERIORS

AC ANTONIOU  
CIVIL ENGINEERS L.L.C.

ELIOFOTOU & ZINIERIS  
**MELTEC**  
ENGINEERING CONSULTING

GISSI®

TAU

FISHER & PAYKEL

Arclinea



For over 35 years ROTOSGROUP has been one of the leading contractors and property developers in Cyprus, with proven track record throughout the years. Our group has a portfolio of over 1000 residential units and more than 40 commercial & mixed-use developments, both in private & public sectors completed to this date.



ROTOS GROUP



## OUR AREAS OF EXPERTISE:

- Construction
- Land Development
- Architectural Design
- Facilities Management
- Student Accommodation





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