



JADE RESIDENCES
Nicosia

NOVEMBER 2024

Welcome to Jade Residences



At a Glance

- With a striking architectural design, Jade Residences building consist of 4 floors, ensuring an intimate and exclusive living experience.
- The project comprises of 11 apartments of 1-, 2- and 3- bedrooms, with spacious areas, large interiors, en-suite bathrooms, balconies and storage rooms.
- The carefully designed apartments offer comfort and functionality, each a testament to refined taste and meticulous attention to detail.
- Every facet of this project has been crafted to perfection, showcasing impeccable architectural brilliance and a commitment to the highest quality standards.
- Jade Residences is ideal for families and individuals who want to live in a quite area in the city center.
- Don't miss your chance to be part of this extraordinary residential community.



Project Highlights



4 Floor Luxurious Residential Development



Excellent Location
Nicosia City Center
Opposite Nicosia Central Park



1, 2 & 3 Bedrooms



1, 2 & 3 Bathrooms



Internal Area:
50 – 136 sqm
Covered Verandas:
8 – 43 sqm



Photovoltaics System Per Apartment
(not applicable for the 1-bedroom apartments)



1 or 2 Covered Parking Spaces per Apartment



1 Storage Unit per Apartment



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



Elevator



Functional Kitchens



Underfloor Heating
(not applicable for the 1-bedroom apartments)

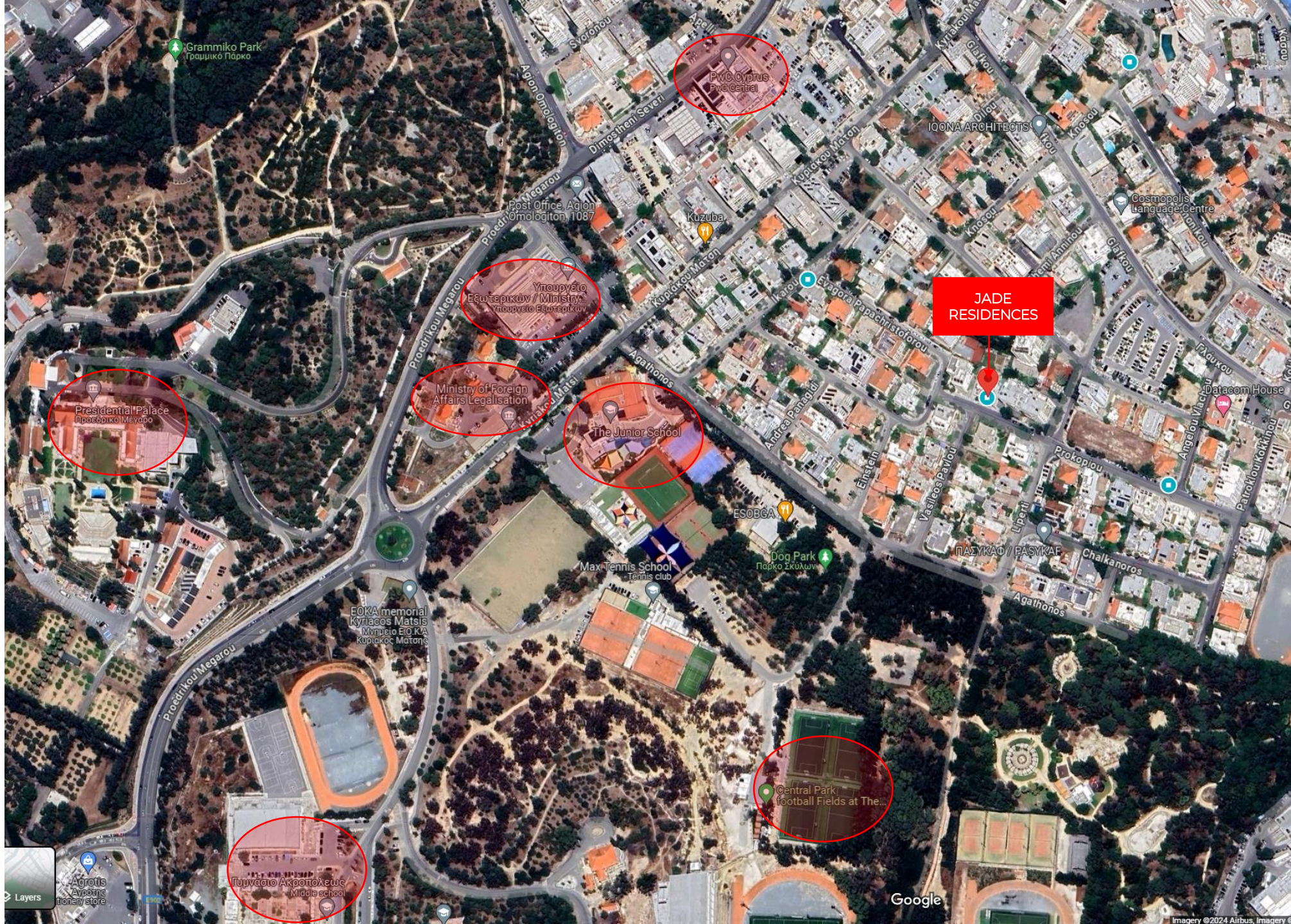
Location

Jade Residences is situated at Prokopiou 18, 2000 Nicosia, Cyprus, just opposite Nicosia Central Park.

<https://maps.app.goo.gl/DTgFUWqJvjvsu4kG9>

The project is extremely well located, in one of the best neighbourhoods of Nicosia.

It is located in a quiet area, within a short distance from schools, banks, restaurants, services and shops and direct access to all parts of the capital.



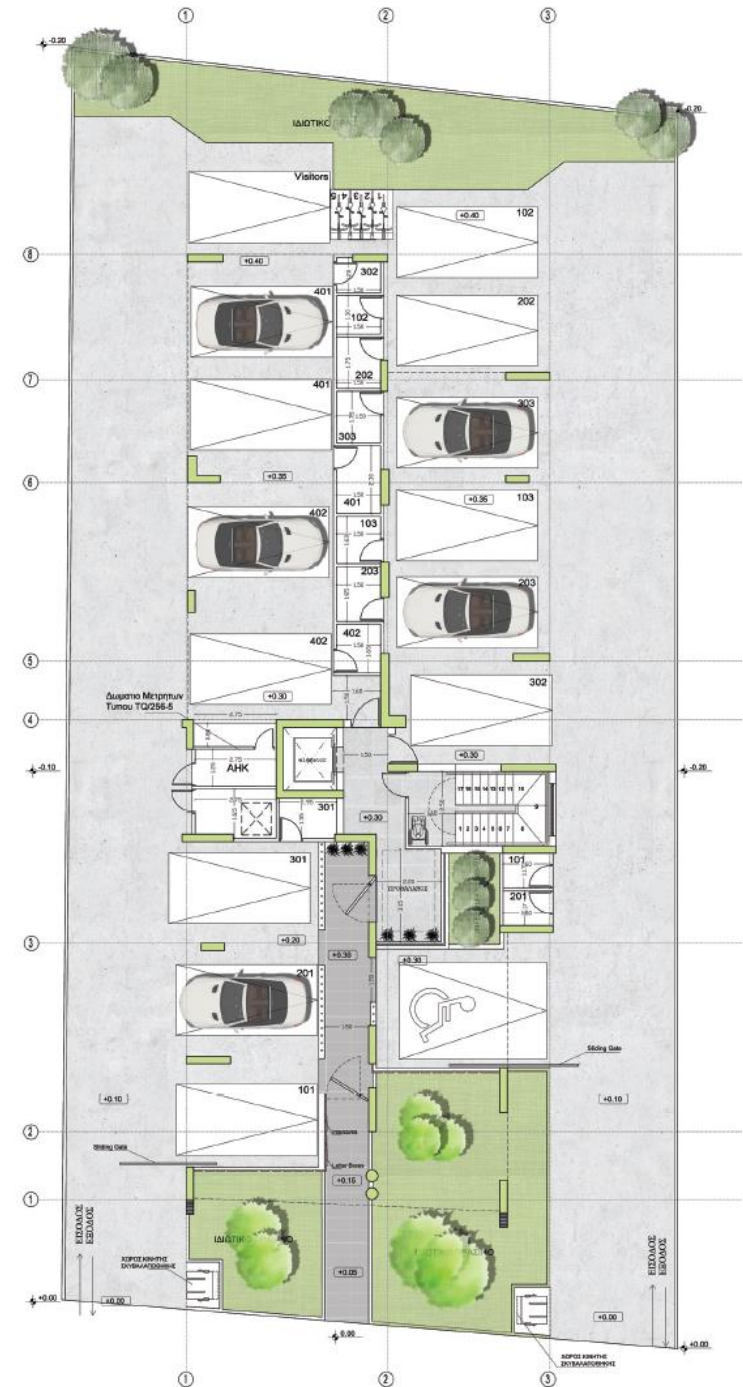
Google

Inventory

Apt. No.	Floor	Bedrooms	Bathrooms	Guest WC	Internal Area (m ²)	Covered Verandas (m ²)	Total Covered Area (m ²)	Parking Space(s)	Storage Unit
101	1	3	2	1	104.00	38.00	142.00	1	1
102	1	1	1		50.00	8.00	58.00	1	1
103	1	2	2	1	87.00	23.00	110.00	1	1
201	2	3	2	1	104.00	38.00	142.00	1	1
202	2	1	1		50.00	8.00	58.00	1	1
203	2	2	2	1	87.00	23.00	110.00	1	1
301	3	3	2	1	104.00	38.00	142.00	1	1
302	3	1	1		50.00	8.00	58.00	1	1
303	3	2	2	1	87.00	23.00	110.00	1	1
401	4	3	2	1	104.00	38.00	142.00	2	1
402	4	3	3	1	136.00	43.00	179.00	2	1

Floor Plans

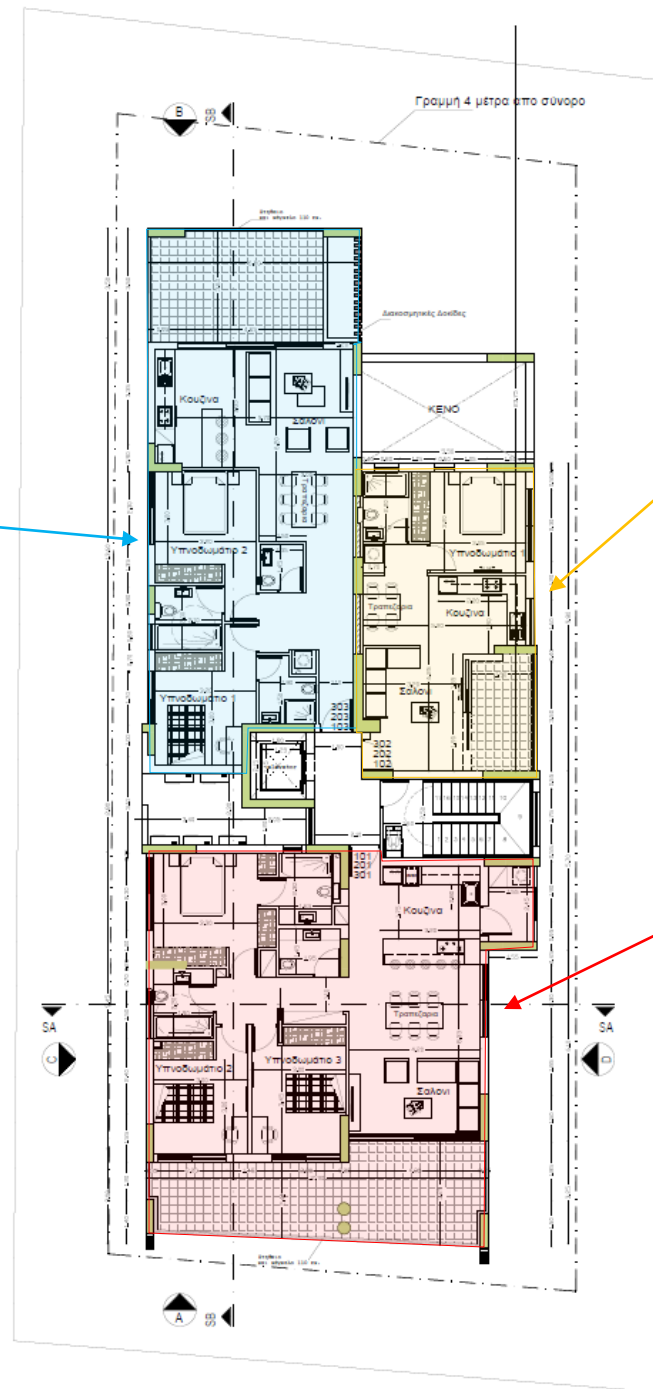
GROUND FLOOR



Floor Plans

1ST, 2ND, 3RD FLOORS

APARTMENTS	103 / 203 / 303
Bedrooms	2
Bathrooms	2
Guest WC	1
Internal Area	87 m ²
Covered Verandas	23 m ²
Total Covered Area	110 m ²
Covered Parking Space	1
Storage	1



APARTMENTS	102 / 202 / 302
Bedrooms	1
Bathrooms	1
Internal Area	50 m ²
Covered Verandas	8 m ²
Total Covered Area	58 m ²
Covered Parking Space	1
Storage	1

APARTMENTS	101 / 201 / 301
Bedrooms	3
Bathrooms	2
Guest WC	1
Internal Area	104 m ²
Covered Verandas	38 m ²
Total Covered Area	142 m ²
Covered Parking Space	1
Storage	1

Floor Plans

4TH FLOOR

APARTMENT	401
Bedrooms	3
Bathrooms	2
Guest WC	1
Internal Area	104 m ²
Covered Verandas	38 m ²
Total Covered Area	142 m ²
Covered Parking Spaces	2
Storage	1

APARTMENT	402
Bedrooms	3
Bathrooms	3
Guest WC	1
Internal Area	136 m ²
Covered Verandas	43 m ²
Total Covered Area	179 m ²
Covered Parking Spaces	2
Storage	1



Technical Specifications

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 (*not applicable for the 1-bedroom apartments*).

Photovoltaic System

- Photovoltaic system for each apartment (*not applicable for the 1-bedroom apartments*).

Energy Performance

- The building has Category A Energy Performance Certificate and complies with the local regulations of Energy Performance.
- Thermal insulation with the use of thermoprosopsis system.
- Quality thermal insulated aluminum doors and windows.

Security

- Control and Gated project.
- Main Entrance with passcode.
- Video Door System with memory.
- Security Entrance Doors, with anti-theft locks.

Bedrooms and bathrooms of the highest standard

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

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, with slim design, for energy efficiency.
- Laminated Glass railing on the verandas.
- The entire building will be thermally insulated.
- Two Bathrooms, one for each Bedroom for extra privacy and comfort.
- Full installation of video door entry system and electric lock.
- Gated Building.
- Extra Storage Area.
- Private Parking

Why Choose Us

1. **Unparalleled Expertise:** With years of experience in the real estate industry, we bring unparalleled expertise to every project.
2. **Innovative Design Thinking:** Innovation is at the heart of what we do. Our commitment to cutting-edge design thinking ensures that each project stands out for its creativity, functionality and aesthetic appeal.
3. **Quality:** Quality is a standard we uphold in every aspect of our work. From the selection of materials to the construction process, we are unwavering in our commitment to delivering top-tier quality without compromise.
4. **Client-Centric Approach:** Your vision is our priority. We pride ourselves on our client-centric approach, ensuring that your unique needs and aspirations are not only met, but exceeded.
5. **Sustainable Practices:** Embracing a responsibility towards the environment, we integrate sustainable practices into our projects. From energy-efficient designs to eco-friendly materials, we are dedicated to creating spaces that contribute positively to our planet.
6. **Proven Track Record:** With a string of successful projects, we have a proven track record of delivering on our promises and exceeding expectations.
7. **Future-Focused Vision:** Our future-focused vision means that you are choosing a partner invested in staying ahead of trends and embracing the future of real estate.









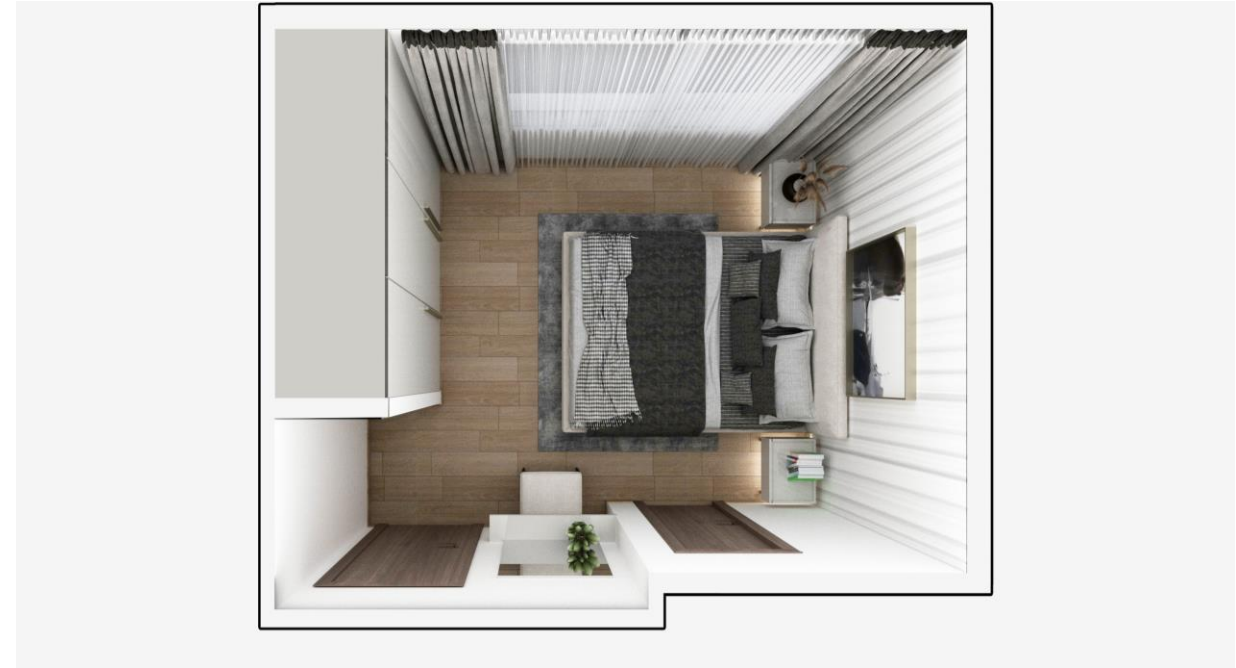
Apartments | 101, 201, 301, 401



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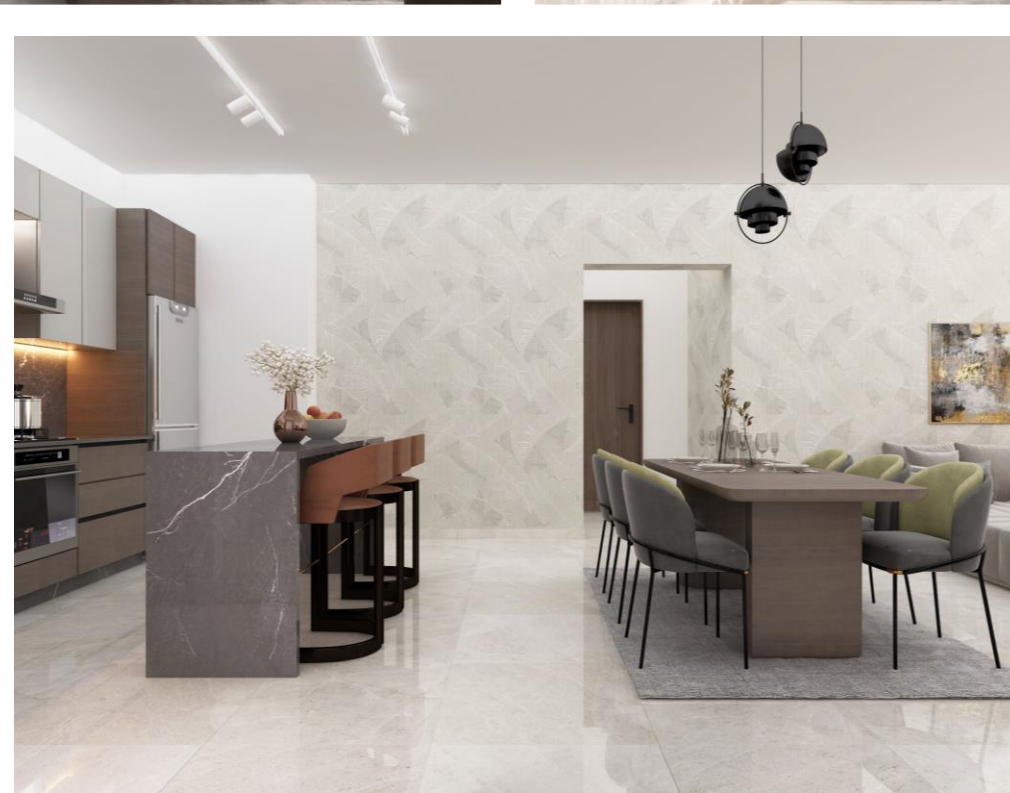
Apartments | 103, 203, 303



Apartment | 402



Apartment | 402



Apartment | 402



Apartment | 402



Apartment | 402



Apartment | 402





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- The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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