

TSENTAS



PERSEAS
RESIDENCE

Architecture should speak
of its time and place, but
yearn for timelessness.

FRANK GEHRY

PERSEAS RESIDENCE





CONSTANTINOPOLE RESIDENCE



ANTHEA RESIDENCE



TIDES RESIDENCE

DEDICATED

PROFESSIONAL

METICULOUS



PERSEAS RESIDENCE



CIRCE RESIDENCE



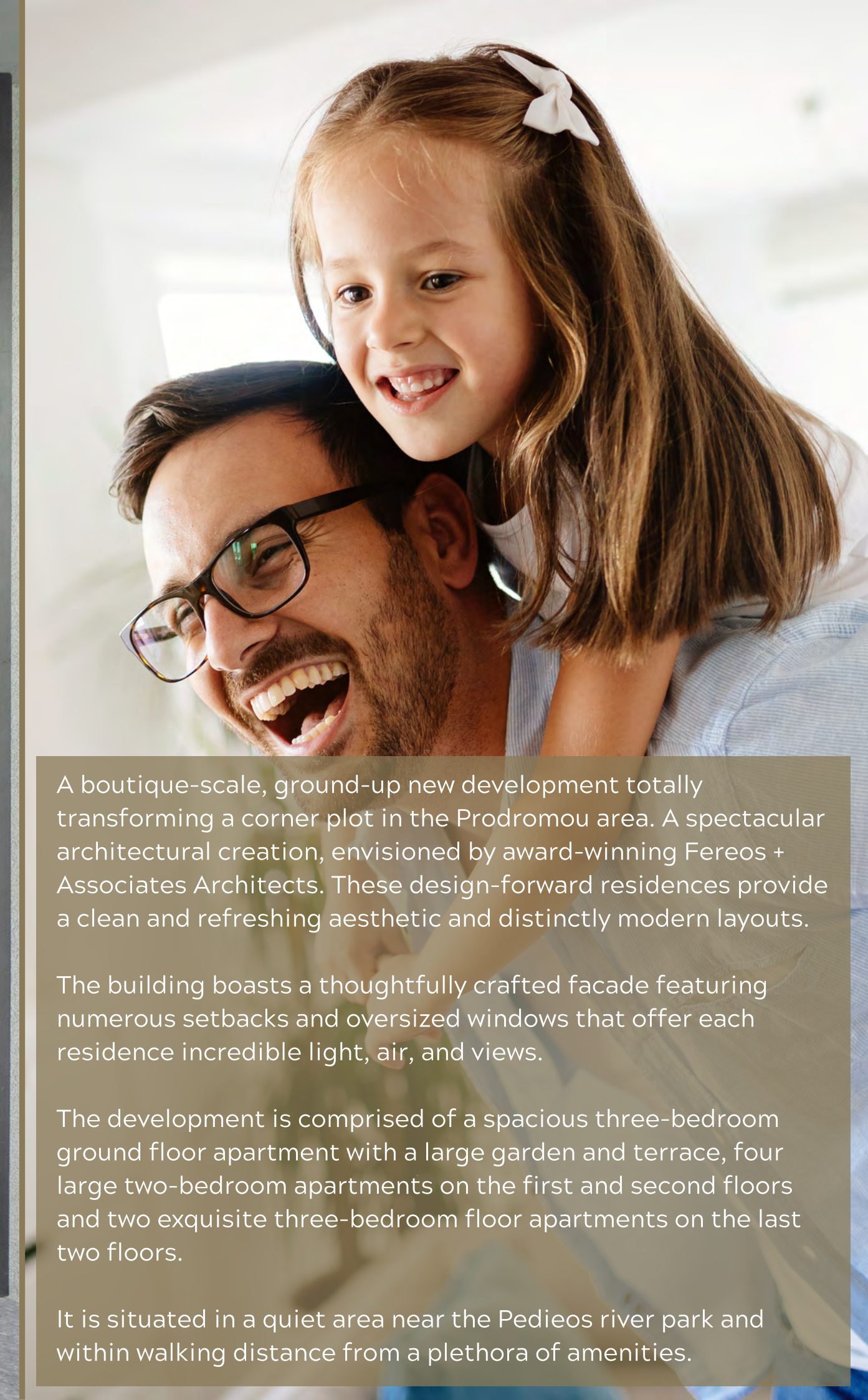
THISBE RESIDENCES

Our story

Established in 1979, Tsentas is recognized as one of the leading luxury real estate companies, with a portfolio that includes some of the most recognizable buildings in Cyprus. Tsentas developments provide the highest quality construction, combined with superior avant-garde architecture and design.

A team of award-winning architects and engineers ensure that uncompromising standards of design and construction are met for every building. Every Tsentas project is appointed with the highest quality products in the industry. With an emphasis on teamwork and a strong customer-focused philosophy, expectations are met and exceeded.

Welcome to a tradition of excellence in design and craftsmanship.




A boutique-scale, ground-up new development totally transforming a corner plot in the Prodromou area. A spectacular architectural creation, envisioned by award-winning Fereos + Associates Architects. These design-forward residences provide a clean and refreshing aesthetic and distinctly modern layouts.

The building boasts a thoughtfully crafted facade featuring numerous setbacks and oversized windows that offer each residence incredible light, air, and views.

The development is comprised of a spacious three-bedroom ground floor apartment with a large garden and terrace, four large two-bedroom apartments on the first and second floors and two exquisite three-bedroom floor apartments on the last two floors.

It is situated in a quiet area near the Pedieos river park and within walking distance from a plethora of amenities.

The image shows the exterior of a modern residence. A wide, light-colored concrete path leads up a series of four large, rectangular stone steps. The steps are flanked by dense, low-lying green shrubs. At the top of the steps is a large, minimalist entrance featuring a wide, vertical wooden sliding door. The door is flanked by glass panels that reflect the surrounding environment. The building's facade is composed of light-colored concrete or stucco. To the right of the entrance, a dark metal railing with vertical slats runs along a raised walkway. The overall aesthetic is clean, modern, and integrated with nature.

It's not the beauty of the building you should look at; it's the construction of the foundation that will stand the test of time.

DAVID ALLAN COE

PERSEAS RESIDENCE

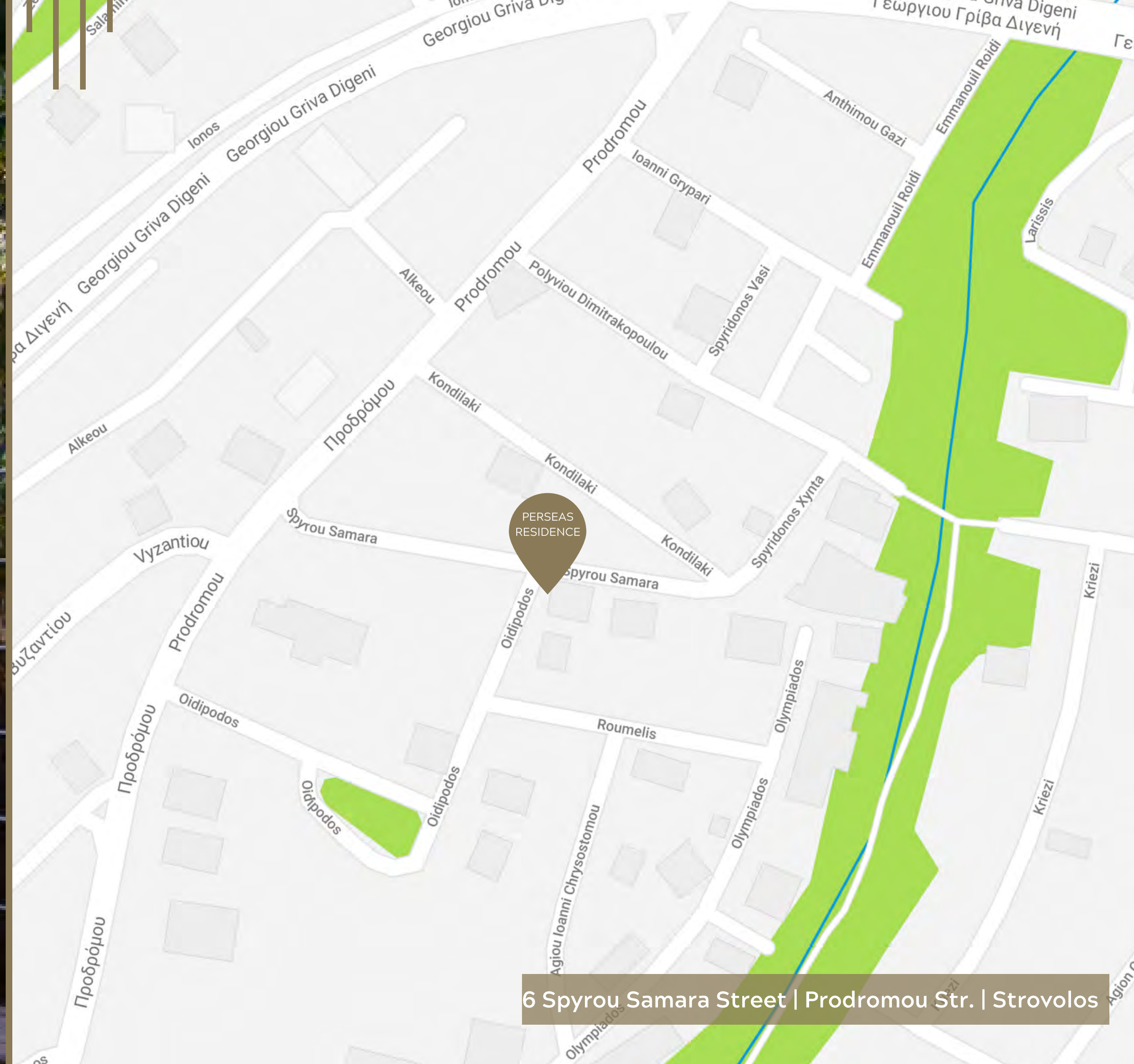
The development is located off Prodomou Avenue in Strovolos, Nicosia.

Although very close to the city center, the area is exceptionally quiet. The Pedieos river park is only a few metres away. This linear park has become one of the capital's most popular attractions. Spanning more than 10km in length, it connects the center of the city to the suburbs, offering an idyllic setting for runners, cyclists, and children's activities.

Furthermore, Prodomou Avenue offers an abundance of amenities, ranging from artisan bakers to coffee shops and bars.

Your new
neighbourhood

PERSEAS RESIDENCE



6 Spyrou Samara Street | Prodomou Str. | Strovolos

LEVEL Ground

3+1  3 +1 

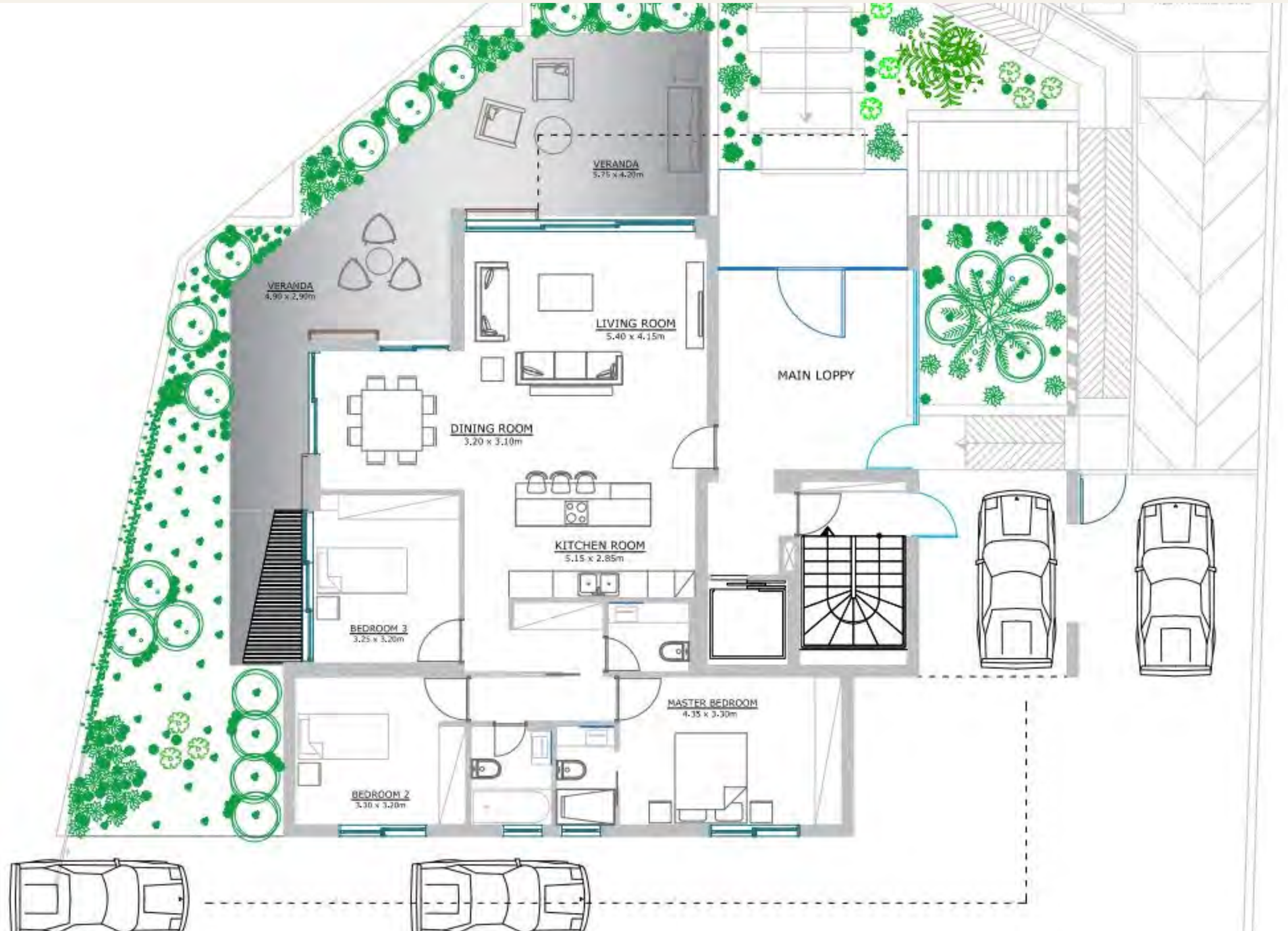
AREA

UNIT	INTERNAL	VERANDA	COMMON	TOTAL
001	130+18	8	18	174

- + 100sq.m uncovered veranda and private garden
- + 80sq.m back yard

HIGHLIGHTS

- Large floor-to-ceiling balcony doors
- Underfloor heating with heat-pump technology
- Air-conditioning installation (concealed in living room)
- Open-plan Italian kitchens by Fabrica
- Electrically operated external blinds
- Extensive verandas
- Ensuite master bedroom
- Separate laundry area
- Private garden area
- Large back yard



PERSEAS RESIDENCE



PERSEAS RESIDENCE



Cyprus

Cyprus is the third largest island in the Mediterranean sea. It is located at the crossroads of three continents, Europe, Africa, and Asia. It is a member state of the European Union and part of the Eurozone area. In recent years it has enjoyed strong economic growth.

Cyprus has a pleasant Mediterranean climate with year-round sunshine. Stunning coastlines, golden sandy beaches and clear blue waters that coexist in harmony with two mountain ranges ripe with wild natural beauty and peaceful, picturesque villages. Cypriots are known worldwide for their hospitality and friendliness, but also for the famous Cypriot cuisine, based on the healthy Mediterranean diet.

The high quality of life is without doubt one of Cyprus' most attractive attributes. Indicatively, the island was ranked as the 5th best relocation destination worldwide by the 2013 Knight Frank Global Lifestyle Review.

Besides its natural beauty, Cyprus offers a highly valued safe environment, with low stress levels and crime rates, ideal for a peaceful family life.

Acknowledging the island's safety and security standards, ValuePenguin has ranked Cyprus 5th worldwide and 1st among smaller Countries in its Safest Countries in the World study for 2015.

English is widely spoken on the island, while most people are bilingual. The country offers excellent multilingual educational institutions, where courses are taught in English, French, German, Russian, Italian, Armenian and other languages.

The island benefits from an advanced and modern infrastructure, that makes day-to-day life easy, cost-effective and efficient.



Nicosia

Nicosia

Nicosia (Lefkosia) and its surrounding region combines the heartbeat of the island's commercial and businesses centre with a rich history, and rural surroundings where escape is possible in a naturally beautiful and green environment.

The capital itself is steeped in history and culture, with a charming old city surrounded by massive Venetian walls, and the island's largest concentration of museums, art galleries and religious and historical monuments, that all tell wonderful stories of the island through the ages.

Cosmopolitan, glamorous and bustling, the capital of Nicosia is uniquely comprised of an ancient, walled city and a

modern, fast-paced metropolis that is the epicentre of the island's business and commercial activity.

There is no end to the options that Nicosia provides, blending the current with the traditional. Its retail experience ranges from town centres and malls to traditional shopping quarters of winding streets. Its leisure and nightlife is a mixture of the popular and exclusive, with trendy bars that nestle amidst old, historically rich monuments.

A wealth of interesting galleries and museums mix with fun entertainment for all the family. And its selection of cuisine is equally as diverse as its overall character.

As you leave the city and enter the rural areas of the region, a different world unfolds; tranquil and picturesque, stretching across countryside and mountain villages, and offering further pursuits such as hiking and cycling in traditional surroundings.

The many layers of Nicosia's various attractions and features make it the island's capital in every sense.



Luxury Specifications



AVANT-GARDE DESIGN



UNRIVALLED
CONSTRUCTION QUALITY



'A' HIGHEST THERMAL
EFFICIENCY RATING



FULL AIR-CONDITIONING
INSTALLATION



UNDERFLOOR CENTRAL
HEATING WITH HEAT-PUMP



SOLAR WATER HEATERS



OPEN-PLAN ITALIAN
KITCHENS BY FABRICA



HARDWOOD PARQUET
FLOORING



ELECTRICALLY OPERATED
SHADING SYSTEMS



STATE-OF-THE-ART
ELEVATORS



VIDEOPHONE ACCESS
CONTROL



LANDSCAPING

PERSEAS RESIDENCE



PERSEAS RESIDENCE

fabrica. 



Availability

LEVEL	RESIDENCE	BEDROOMS	BATHROOMS	INTERNAL AREA	COVERED VERANDA	COMMUNAL AREA	TOTAL COVERED AREA	UNCOVERED VERANDA	PARKING SPACES	PRICE €
0	001	3+1	3+1	130+18	8	18	174	100	1+1	AVAILABLE
1	101	2	2	94	12	9	115	8	1	SOLD
1	102	2	2	90	15	9	114	5	1	SOLD
2	201	2	2	88	27	9	124	2	1	SOLD
2	202	2	2	92	11	9	112	6	1	SOLD
3	301	3+1	3+1	159+16	21	18	214	50	2	SOLD
4	401	3+1	3+1	130+17	10	18	175	31+49	2	SOLD
Prices are subject to VAT										



37 Archbishop Kyprianos Ave | Strovolos | 2059 | Cyprus | T+357 22447722 | info@tsentas.com | www.tsentas.com

Disclaimer: The information contained in this brochure is not intended to constitute part of an offer or contract. Any areas, measurements, or distances are approximate. All of the photography, stills and computer generated images are indicative and cannot be guaranteed to represent the completed property. Tsentas Developers Ltd reserve the right to change any information without prior notice. All rights reserved.