

*Luxury Living
in the Capital Centre*



NURANOVA 502

RESIDENCE



“ A quiet rythm in the heart of the city “

NURANOVA 502 RESIDENCE



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NURANOVA 502

City Centre Residences

The building is comprised of 2 and 3 bedroom luxury apartments two of which have individual penthouse roof gardens with unobstructed views of the Nicosia City Centre Skyline.

The project is situated in a quiet road off Makarios Avenue and is within walking distance from the city centre and Academias Forest Park.

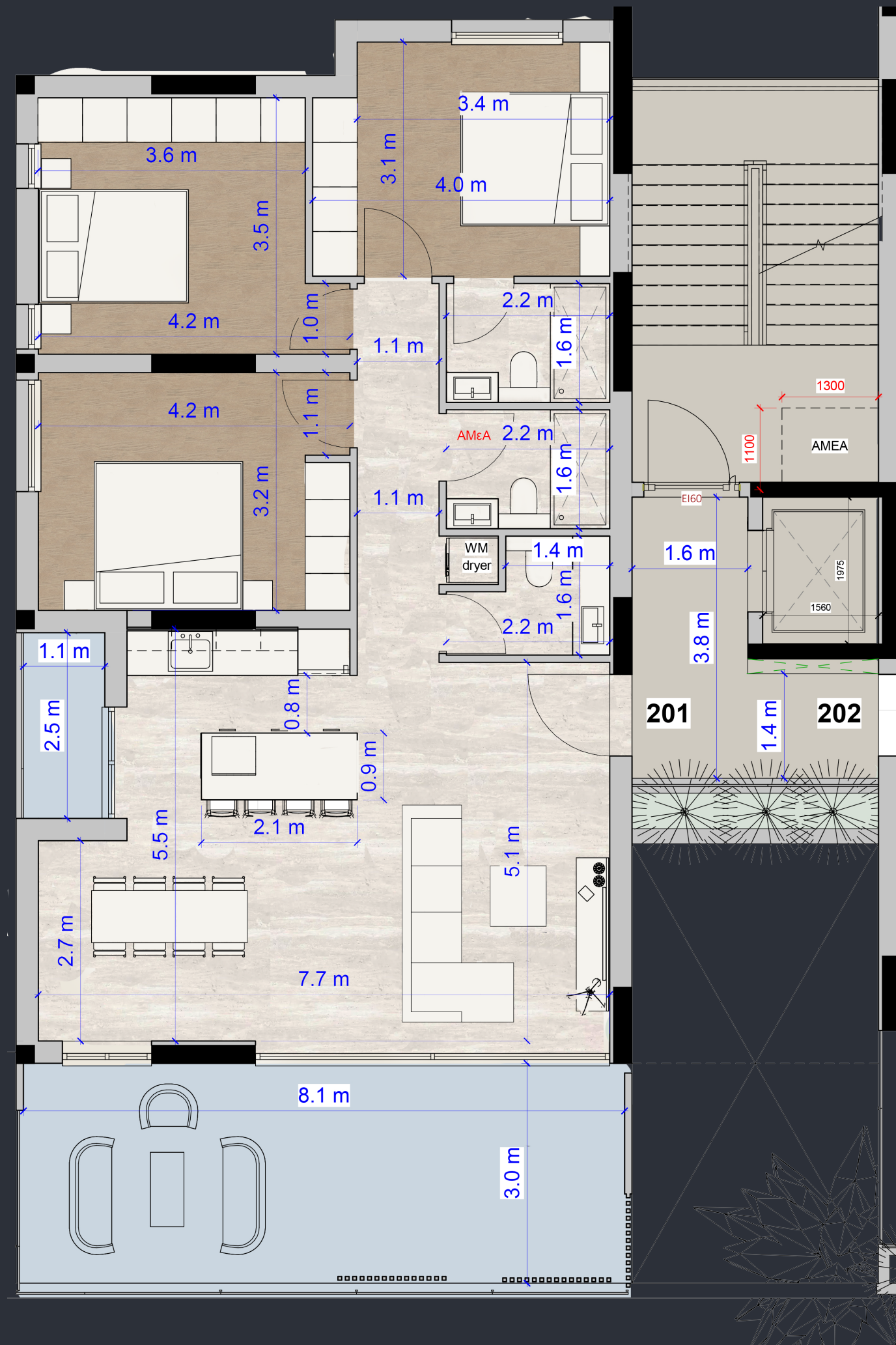




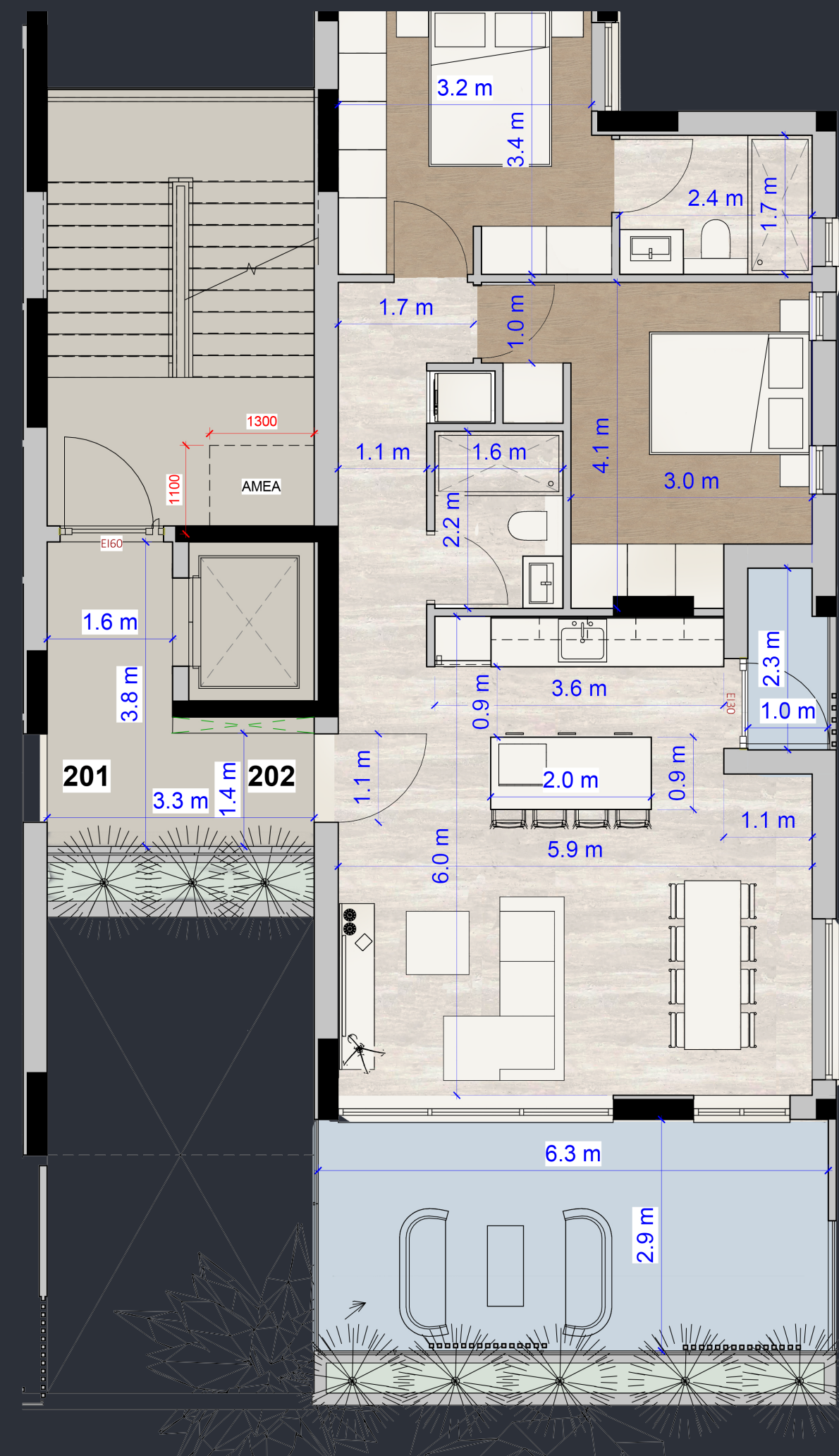
Luxury Living in the Capital Centre

An elegant building where the space and grandeur of these beautiful residences offer astounding views to all directions with prominence on outdoor living and the seamless in-door/outdoor expansion of the spaces.

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TYPICAL 3 Bed Apartment



TYPICAL 2 Bed Apartment

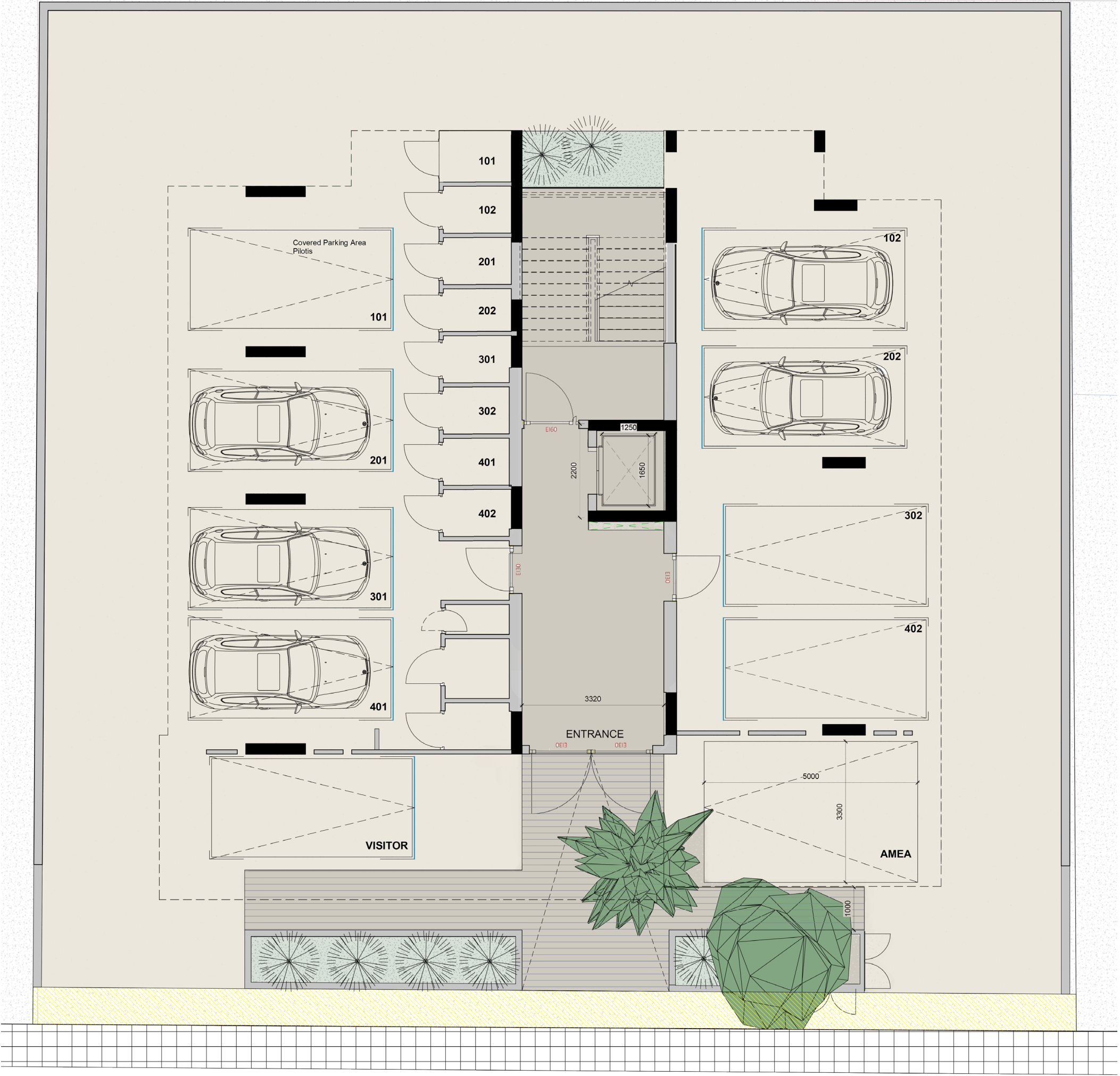


NURANOVA 502 RESIDENCE

Floor
GROUND

Specifics

Parkings	No. of Parking Spaces	Storage Room
101	1	1.5 SQM
102	1	1.5 SQM
201	1	1.5 SQM
202	1	1.5 SQM
301	1	1.5 SQM
302	1	1.5 SQM
401	1	1.5 SQM
402	1	1.5 SQM
Common	1 Visitors	-
Common	1 Disabled	-

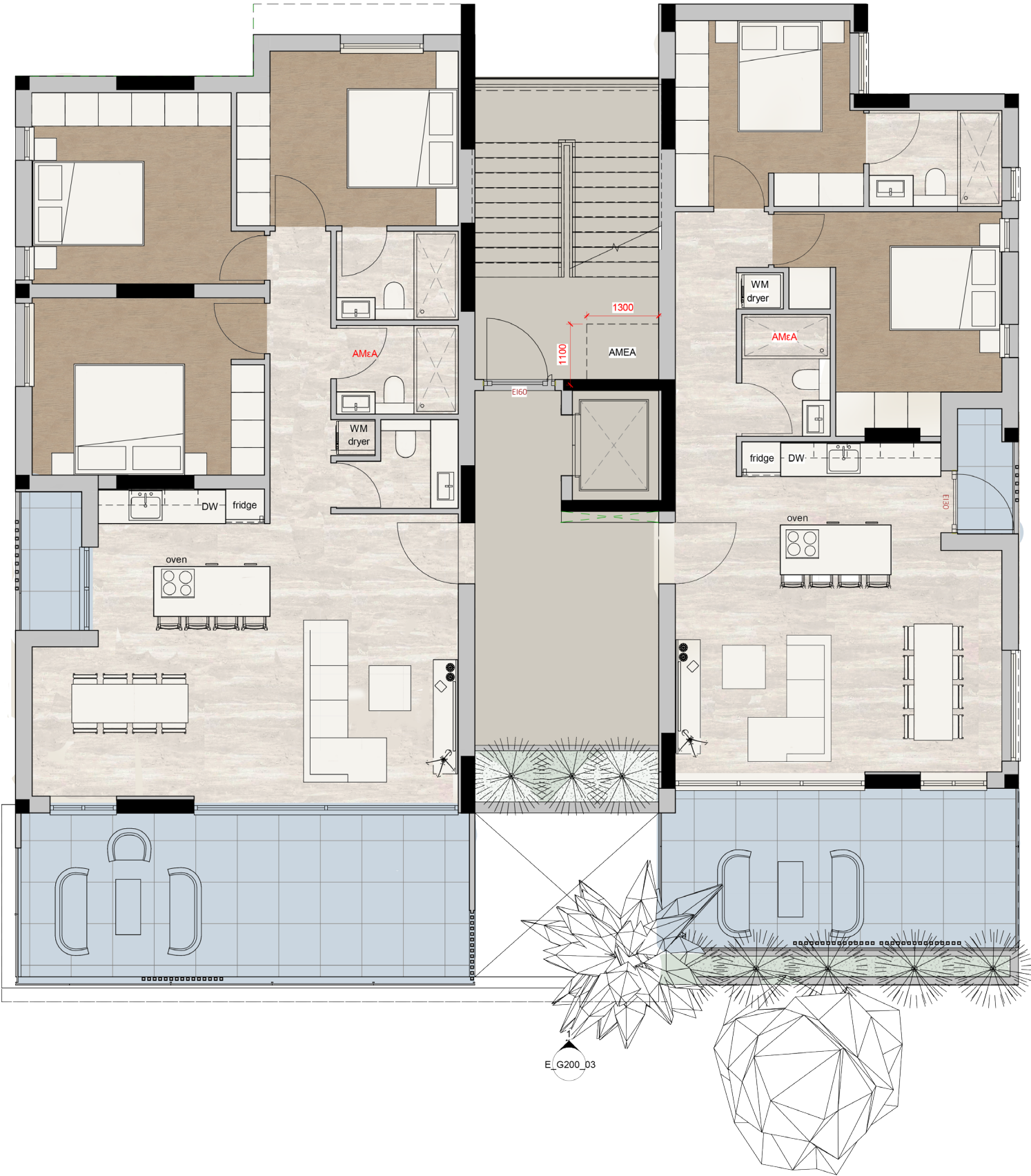


Floor

FIRST FLOOR

Specifics

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL
101	3	110 SQM	29 SQM	21 SQM	160 SQM
102	2	85 SQM	25 SQM	21 SQM	131 SQM



Floor

TYPICAL Floor (2 / 3)

Specifics

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL
201	3	110 SQM	29 SQM	7 SQM	146 SQM
202	2	85 SQM	25 SQM	7 SQM	117 SQM
301	3	110 SQM	29 SQM	7 SQM	146 SQM
302	2	85 SQM	25 SQM	7 SQM	117 SQM

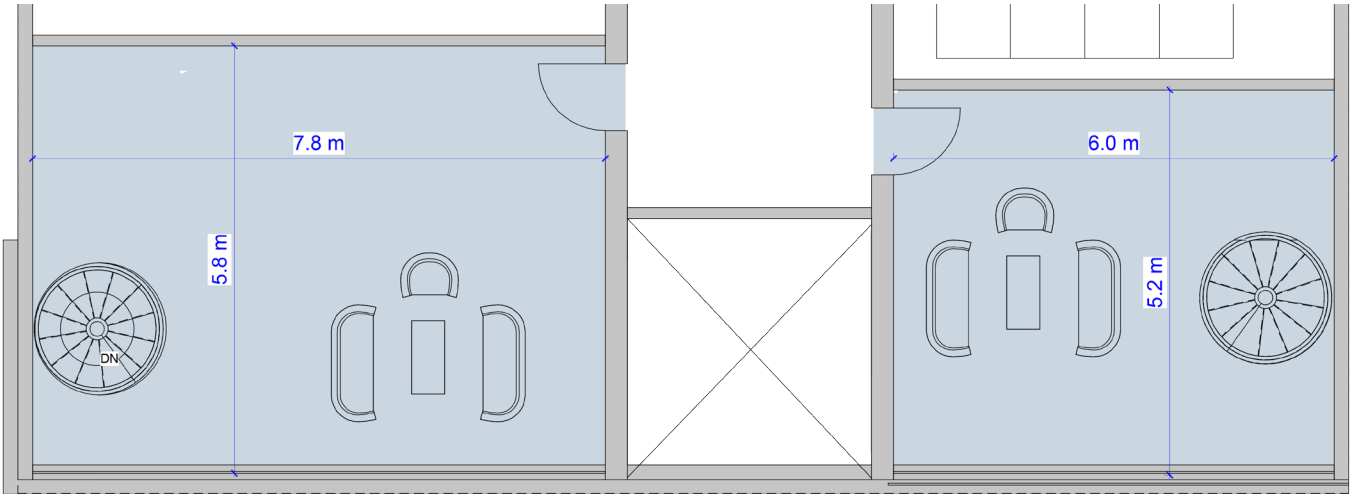


NURANOVA 502 RESIDENCE

Floor
FOURTH

Specifics

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	ROOF	TOTAL
401	3	110 SQM	29 SQM	7 SQM	44 SQM	190 SQM
402	2	85 SQM	25 SQM	7 SQM	31 SQM	148 SQM





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The Exterior

- Special Architectural Design.
- The Building Facade is made from predominantly concrete and masonry walls with external insulation and cladding on balconies.
- Main Entrance: Full Height dark anodised Aluminium and Glass Double Doors with oversized bespoke door handles.
- Feature Panels along the facade balconies for privacy.
- Flower pots along the facade to maximise the Green Plantation and enhance sustainable living.

Energy Efficiency

- The Building has low CO2 emissions, and complies with the Energy Performance Regulation, acquiring the Energy Performance Certificate Rating of Class 'A'.
- The Building includes the installation of a photovoltaic system sized to achieve near net-zero energy performance, complying with the requirements of the Ministerial Order No. 1/2020 for Renewable Energy in Developments
- Installation of photovoltaic system (P/V) with approximately 3kW allowance for each Apartment.

Entrance Lobby / Common Areas

- Polished Marble Floor comprising of oversized slabs.
- Individual Mailbox for all Residences.
- Wall Cladding with hidden lighting on skirting and ceiling with chandelier Provision.
- Individual mail boxes for each apartment.
- Landscape.

Residents Lift

- KONE Elevator.Marble Floor to match the finishes in the common areas and textured anti stain wall cladding with mirror and strip lighting.

Entry System

- Complete installation of an electric HikVision audio/video entry system with intercom units for each apartment.

Car Park

- 1 dedicated parking space for each apartment.
- Provision for the future installation of a single-phase electric vehicle (EV) charger at each parking space.
- Electric Entry and Exit gates operated with remote control.
- Security codes and Fob keys for each apartment for parking and entry gate.
- 1 visitors and 1 disabled Parking.

Security

- Electronic fob controlled Entrance Door and camera operated Building door entry system.

Mechanical / Electrical / Plumbing Services

- High quality pipe-in-pipe system.
- Pressurized water system for hot and cold water.
- 2 Filter system of up to 50 microns.
- Installation of water meters for each apartment.
- Each apartment has a separate pressure system with 1000-litre water tank.
- Installation of hot water return pump.
- All electrical installations comply with Cyprus Electricity Authority regulations.
- Installation of mechanical ventilation system in bathrooms.
- Installation of underfloor heating system in all apartments compatible with a monoblock type heat pump.

Lighting

- Architectural lighting is included as part of the design to emphasize the main features of the building both indoors and outdoors. Linear track lighting and hidden LED lighting included.
- Lighting sensors for automated lighting are installed both at the entrance and parking spaces for additional security.

Residence Storage

- Dedicated Storage room for each apartment on the Ground Floor.

Sanitary Fittings

- High-quality Grohe or European standard sanitary ware.
- Wall-hung concealed toilets.

Windows and Shutters

- Installation of large, floor-to-ceiling, double glazed aluminum windows, thermally insulated, soundproof and robust.
- Provision for electric roller shutters for all window openings.

Finishes

- Customized built-in kitchens with Islands and soft close mechanisms.
- Painted Finished joinery cabinets in all wet areas to ensure durability and longevity.
- High end luxury finishes palette.
- Timber cladded external ceilings.

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