

TSENTAS



Transcending Urban Living  
on Platy Hill



ACADEMIA  
RESIDENCE



PROMETHEUS RESIDENCE



HERMES RESIDENCE



THE LEGACY



## Our story

Since its establishment in 1979, Tsentas has epitomized luxury and excellence in the real estate market, with a portfolio that includes some of Cyprus's most iconic buildings.

Tsentas developments are renowned for combining the highest quality construction with avant-garde architecture and innovative design, crafted by award-winning architects and engineers who uphold uncompromising standards.

Each project features the finest industry materials, ensuring every element exudes sophistication and elegance. Built on a foundation of teamwork and a customer-centric approach, Tsentas consistently exceeds expectations, delivering not just properties but exceptional lifestyles.

Welcome to a tradition of excellence in design and craftsmanship.

PERSEAS RESIDENCE



ATLANTIA RESIDENCE



CALLISTE RESIDENCE





The mother art is architecture.  
Without an architecture of our own,  
we have no soul of our own civilization.

FRANK LLOYD WRIGHT



ACADEMIA RESIDENCE





Architecture is a visual art,  
and the buildings speak for themselves.

JULIA MORGAN

ACADEMIA RESIDENCE



## Transcending Urban Living on Platy Hill

Behind the façade, these newly designed flats offer the highest level of comfort. The flats incorporate a contemporary interpretation of modern urban living.

Oversized verandas, floor-to-ceiling windows and an elegant design set new standards in these exceptional flats.



Your new home



ACADEMIA RESIDENCE



Your new home



ACADEMIA RESIDENCE





ACADEMIA RESIDENCE



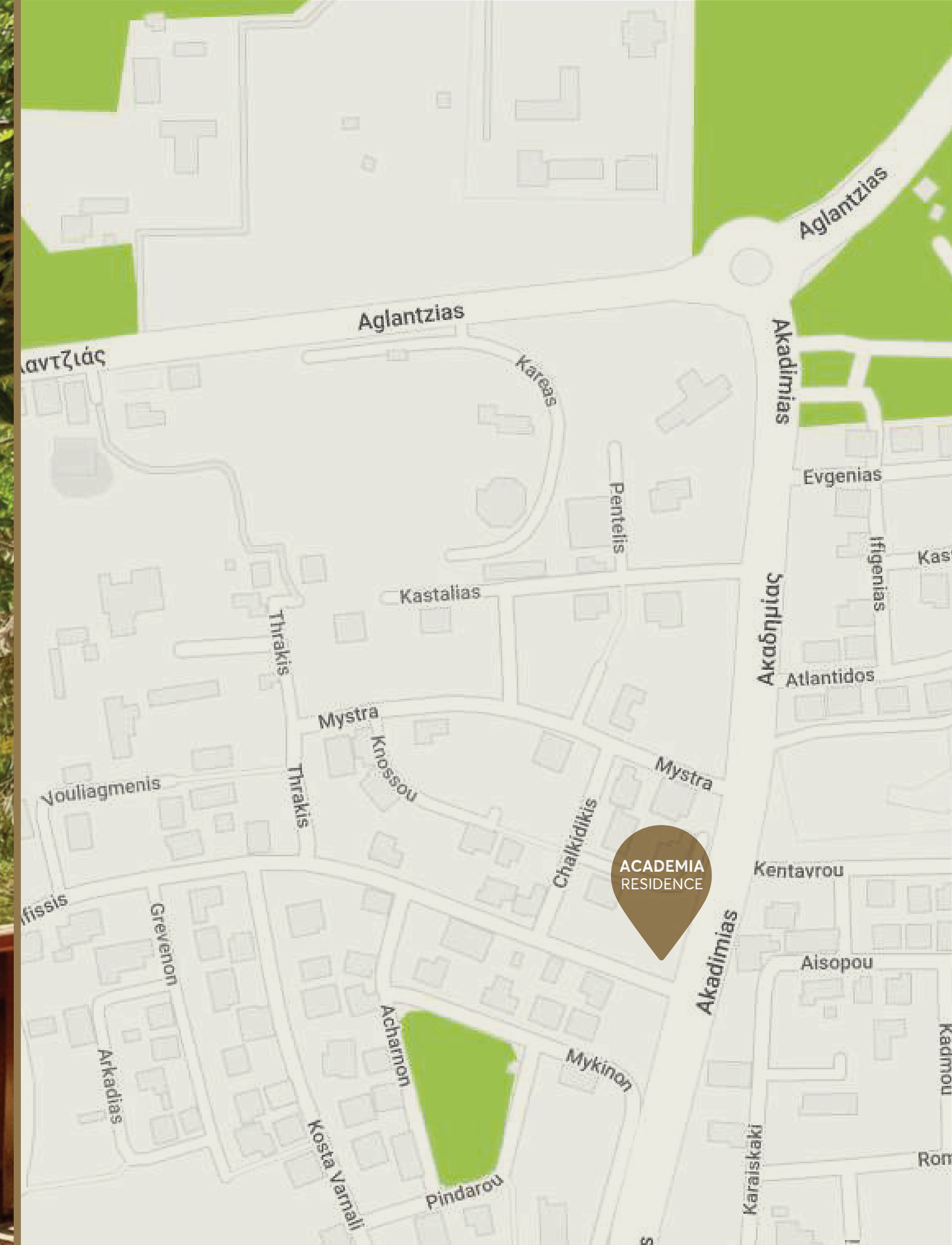
# Your new neighbourhood

## Argyrokastrou Street Platy Aglantzias

The building is comprised of 2 & 3-bedroom luxury apartments and two exquisite 3-bedroom penthouses with unobstructed views of the Nicosia skyline.

The project is situated on the top of Platy hill in Aglantzia and is within walking distance from the Athalassas and Akademias parks.

ACADEMIA RESIDENCE





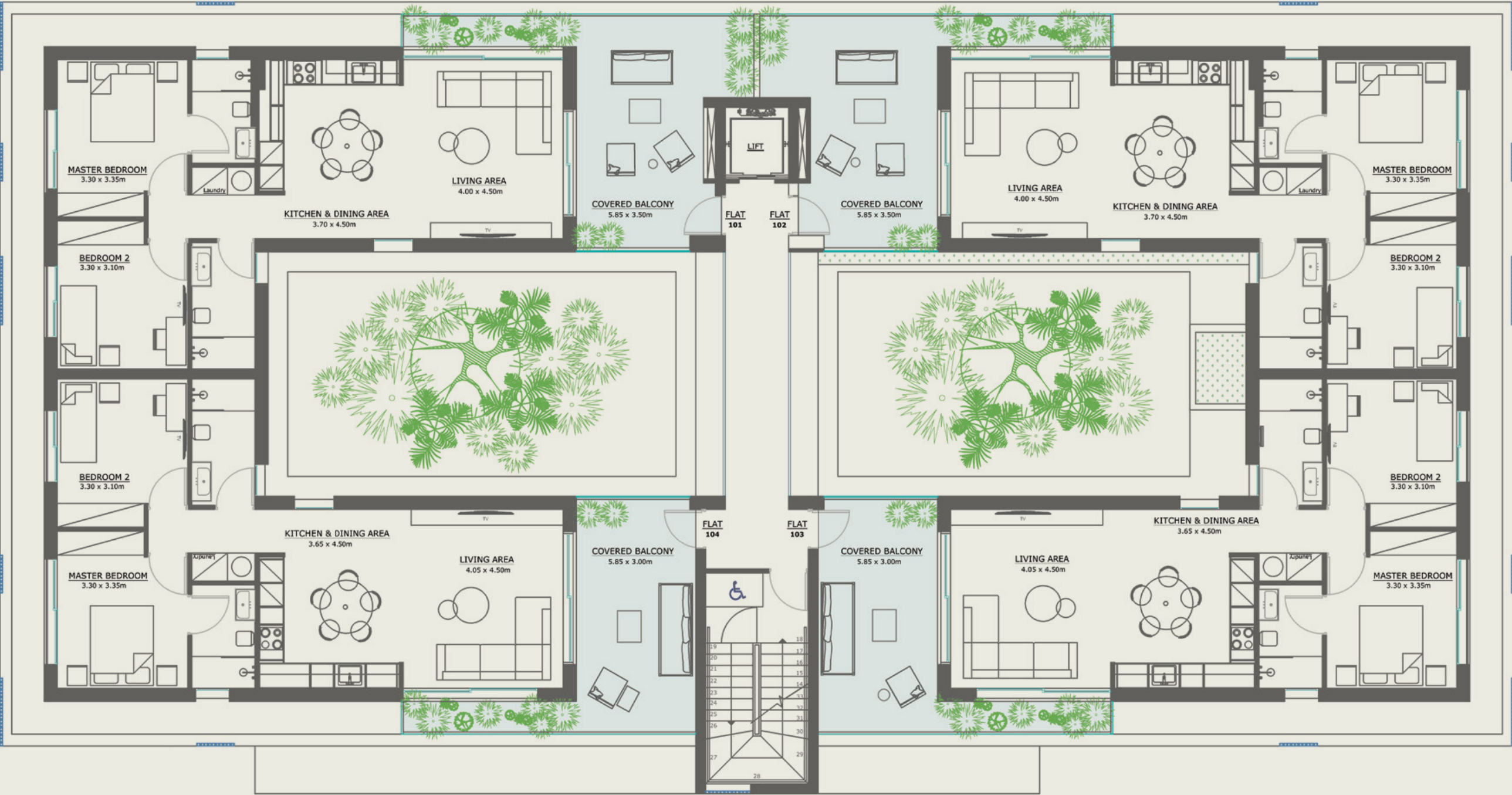
LEVEL  
One

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
101	2	87	23	8	118
102	2	87	23	8	118
103	2	87	19	8	112
104	2	87	19	8	112

HIGHLIGHTS

- Large floor-to-ceiling balcony doors
- Underfloor heating with heat-pump technology
- Air-conditioning installation (concealed in living room)
- Open-plan Italian kitchens (Pedini) by Fabrica
- Electrically operated external blinds
- Spacious covered verandas
- Ensuite master bedroom
- Separate laundry area
- Electric vehicle charging preparation





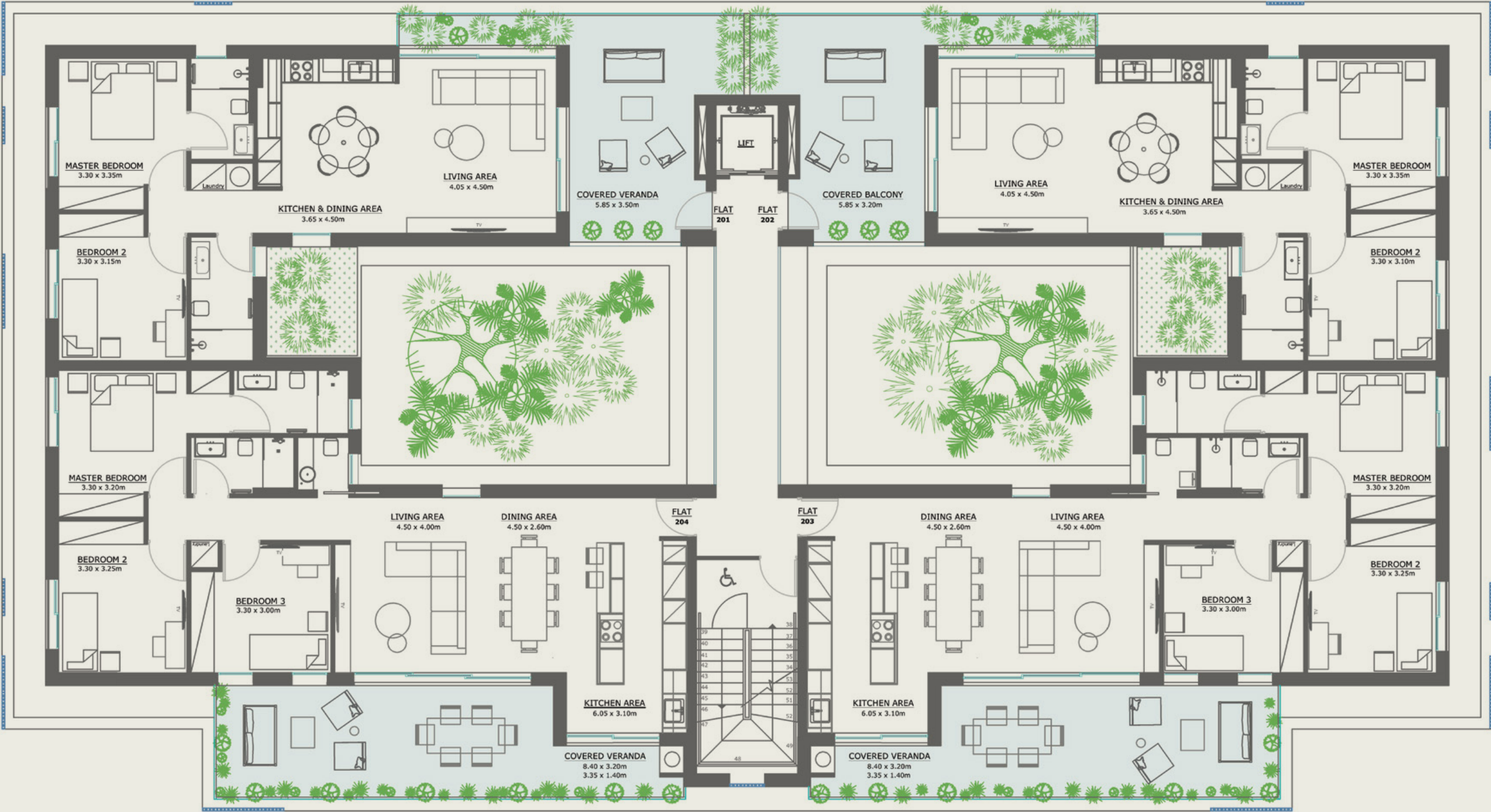
LEVEL  
Two

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
201	2	87	23	8	118
202	2	87	23	8	118
203	3+1	115+12	25	8	160
204	3+1	115+12	25	8	160

HIGHLIGHTS

- Large floor-to-ceiling balcony doors
- Underfloor heating with heat-pump technology
- Air-conditioning installation (concealed in living room)
- Open-plan Italian kitchens (Pedini) by Fabrica
- Electrically operated external blinds
- Spacious covered verandas
- Ensuite master bedroom
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- Electric vehicle charging preparation





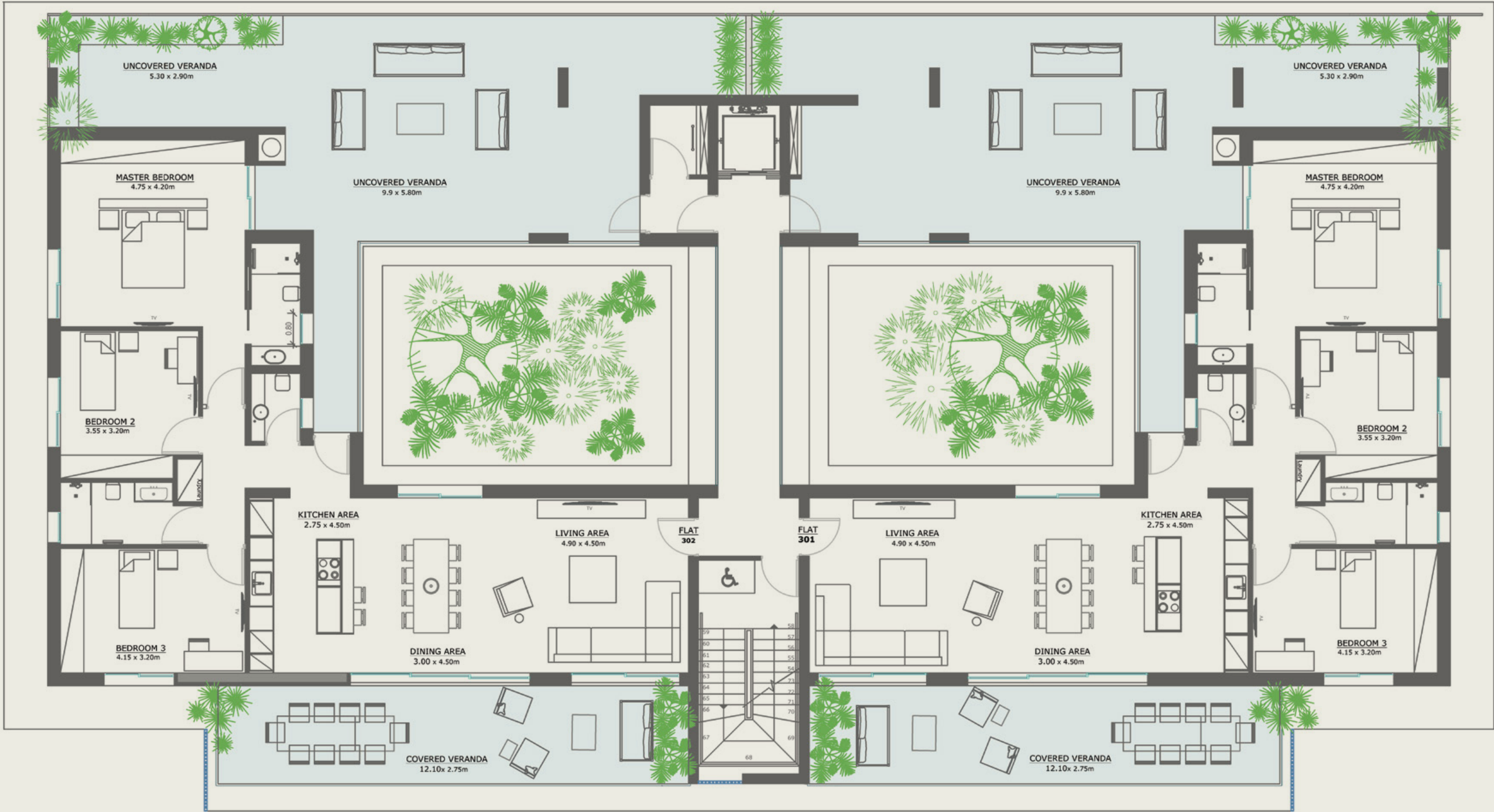
LEVEL

Three

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	UNCOVERED VERANDA	TOTAL AREA
301	3+1	146+12	31	12	70	271
302	3+1	146+13	31	12	63	265

- HIGHLIGHTS
- Large floor-to-ceiling balcony doors
  - Underfloor heating with heat-pump technology
  - Air-conditioning installation (concealed in living room)
  - Open-plan Italian kitchens (Pedini) by Fabrica
  - Electrically operated external blinds
  - Spacious covered verandas
  - Ensuite master bedroom
  - Separate laundry area
  - Electric vehicle charging preparation

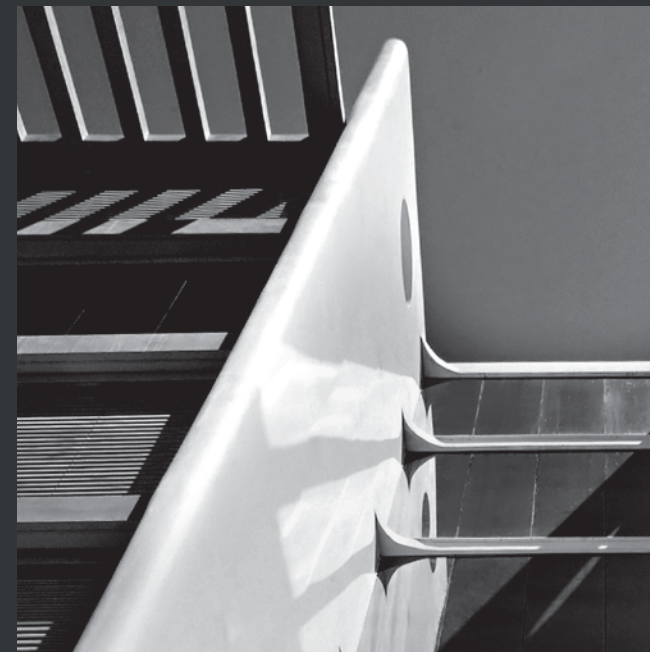




# Luxury specifications



UNRIVALLED CONSTRUCTION  
QUALITY



AVANT-GARDE  
ARCHITECTURAL DESIGN



FLAT-SLAB  
STRUCTURAL DESIGN



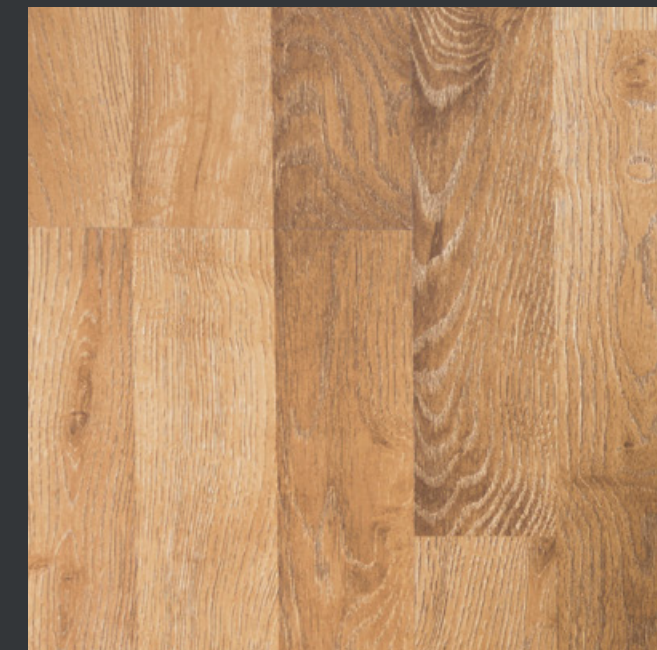
'A' GRADE THERMAL RATING



LUXURY ITALIAN KITCHENS  
BY PEDINI



ARCHITECTURAL LIGHTING



HARD-WOOD  
PARQUET FLOORING



# Luxury specifications



COMPLETE INSTALLATION  
OF AIR-CONDITIONING



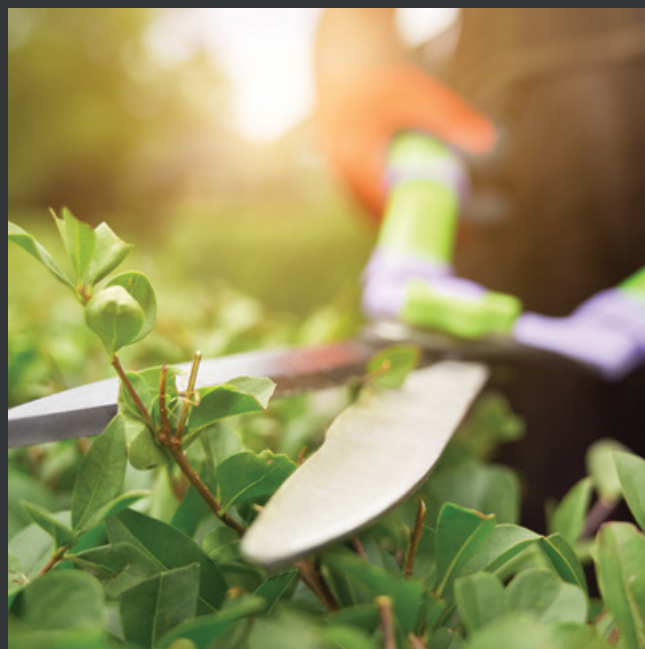
ELECTRIC EXTERNAL  
SHADING SYSTEMS



PHOTOVOLTAIC SYSTEM  
FOR EACH APARTMENT



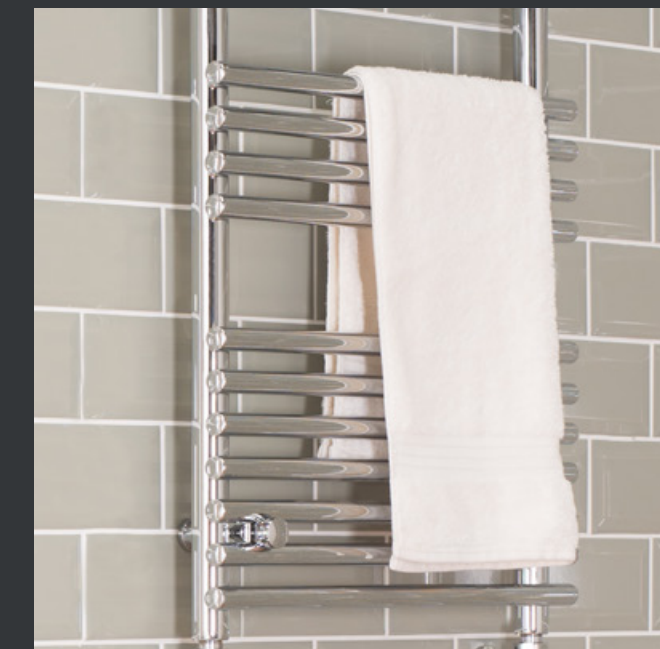
UNDERFLOOR HEATING  
SYSTEM (HEAT PUMP)



LANDSCAPING



AUTOMATED GARAGE DOORS



HEATED TOWEL RAILS





# Availability

LEVEL	APARTMENT	BEDROOMS	INTERNAL AREA	COVERED VERANDA	COMMUNAL AREA	TOTAL COVERED AREA	UNCOVERED VERANDA	STORE ROOM	PARKING SPACES	STATUS
1	101	2	87	23	8	118	-	1	1	AVAILABLE
1	102	2	87	23	8	118	-	1	1	SOLD
1	103	2	87	19	8	112	-	1	1	SOLD
1	104	2	87	19	8	112	-	1	1	SOLD
2	201	2	87	23	8	118	-	1	1	SOLD
2	202	2	87	23	8	118	-	1	1	SOLD
2	203	3+1	115+12	25	8	160	-	1	2	AVAILABLE
2	204	3+1	115+12	25	8	160	-	1	1	AVAILABLE
3	301	3+1	146+12	31	12	201	70	1	2	AVAILABLE
3	302	3+1	146+13	31	12	202	63	1	2	AVAILABLE



# 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, costeffective and efficient.



# 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.





