

TSENTAS



Family Living
in the Privacy
of Parissinos

AVIA
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



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

FRANK GEHRY



AVIA RESIDENCE



Simplicity is the ultimate sophistication.

LEONARDO DA VINCI

AVIA RESIDENCE



Family Living in the Privacy of Parissinos

The design has been inspired by modern urban living trends that include large living room areas, oversized verandas and functional bedroom layouts.

The sleek minimal lines are intertwined with a playful criss-cross facade and topped off with a stunning main lobby atrium.

Your new home

AVIA RESIDENCE

Your new home



AVIA RESIDENCE



AVIA RESIDENCE

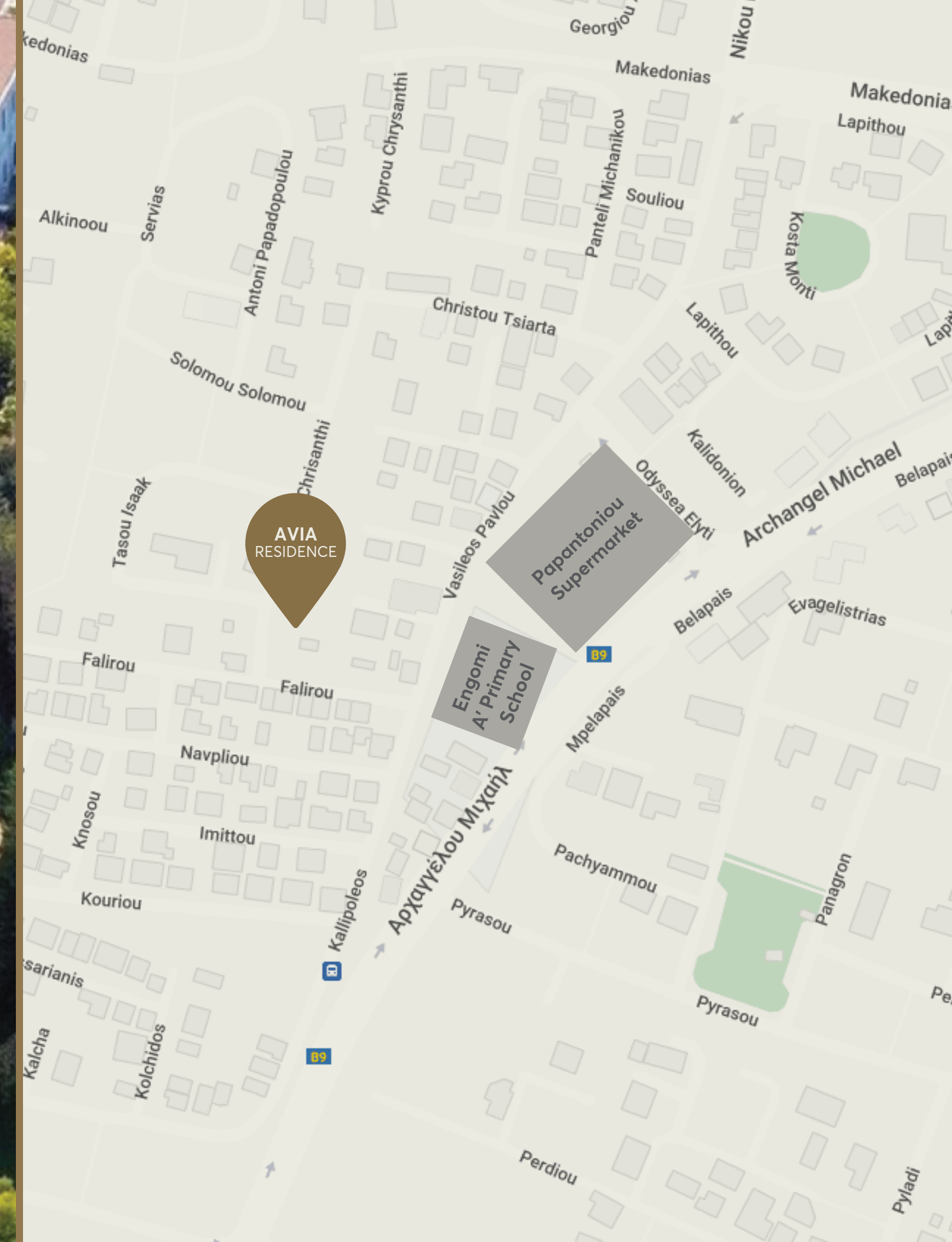
Your new neighbourhood

Kyprou Chrysanthi Street Parissinos, Engomi

Avia Residence is located in the Parissinos area in Engomi, Nicosia.

The neighbourhood is riddled with beautiful houses and green areas. There are numerous amenities nearby, including schools, supermarkets, bakeries and cafes.

AVIA RESIDENCE



GROUND
Floor

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL COVERED
001	3	130	40+110(u.t.)	5	175
002	1	50	14+24(u.t.)	6	70

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
- Spacious covered verandas
- Ensuite master bedroom
- Separate laundry area
- Electric vehicle charging preparation
- 'A' Grade Thermal Rating



LEVEL
One

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL COVERED
101	3	125	25	10	160
102	3	125	31	10	166
103	2	88	30+5(u.t.)	5	123
104	2	80	24	5	109

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
- Spacious covered verandas
- Ensuite master bedroom
- Separate laundry area
- Electric vehicle charging preparation
- 'A' Grade Thermal Rating



AVIA RESIDENCE

LEVEL
Two

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	PRIVATE ROOF GARDEN	TOTAL COVERED
201	3	125	25	10	123	160
202	3	125	31	10	113	167
202	2	88	24	5	-	117
202	2	85	22	5	-	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 by Fabrica
- Electrically operated external blinds
- Spacious covered verandas
- Ensuite master bedroom
- Separate laundry area
- Electric vehicle charging preparation
- 'A' Grade Thermal Rating

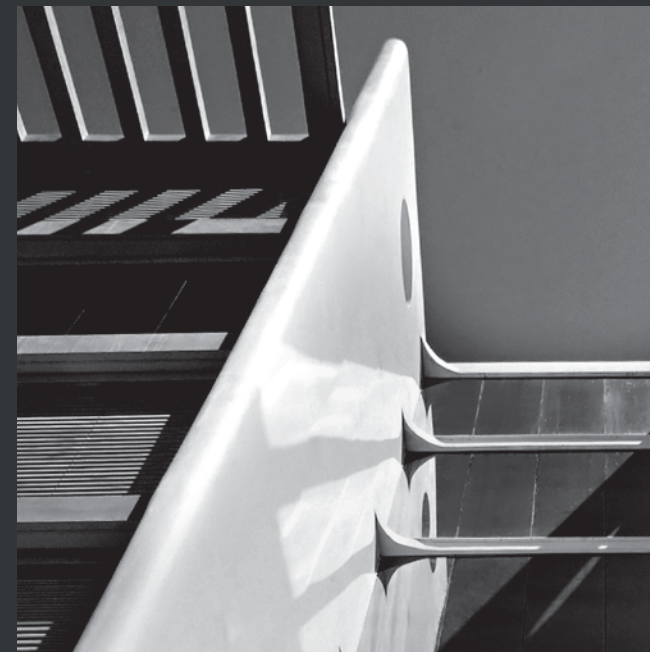


AVIA RESIDENCE

Luxury specifications



UNRIVALLED CONSTRUCTION
QUALITY



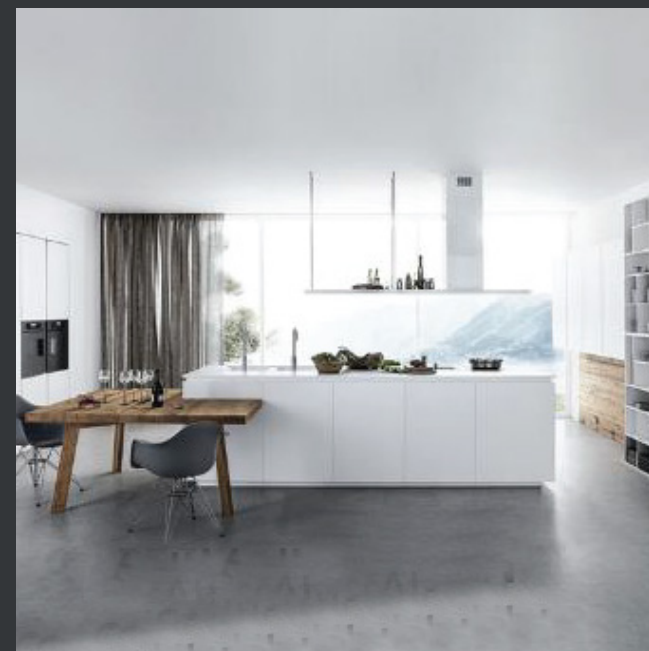
AVANT-GARDE
ARCHITECTURAL DESIGN



FLAT-SLAB
STRUCTURAL DESIGN



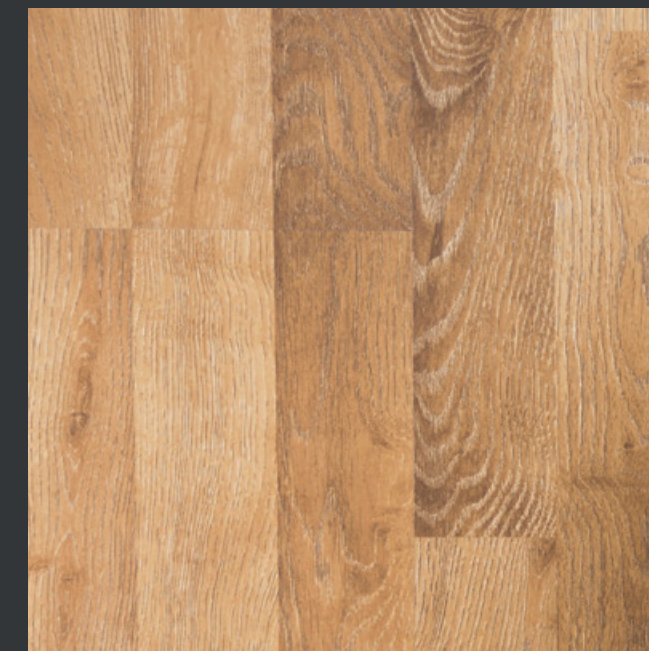
'A' GRADE THERMAL RATING



LUXURY ITALIAN KITCHENS
BY PEDINI



ARCHITECTURAL LIGHTING



HARD-WOOD
PARQUET FLOORING

Luxury specifications



COMPLETE INSTALLATION
OF AIR-CONDITIONING



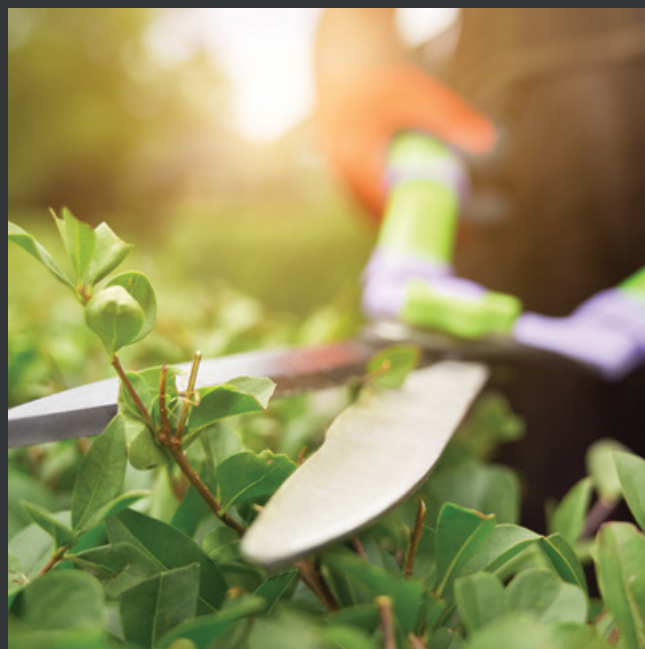
ELECTRIC EXTERNAL
SHADING SYSTEMS



PHOTOVOLTAIC SYSTEM
FOR EACH APARTMENT



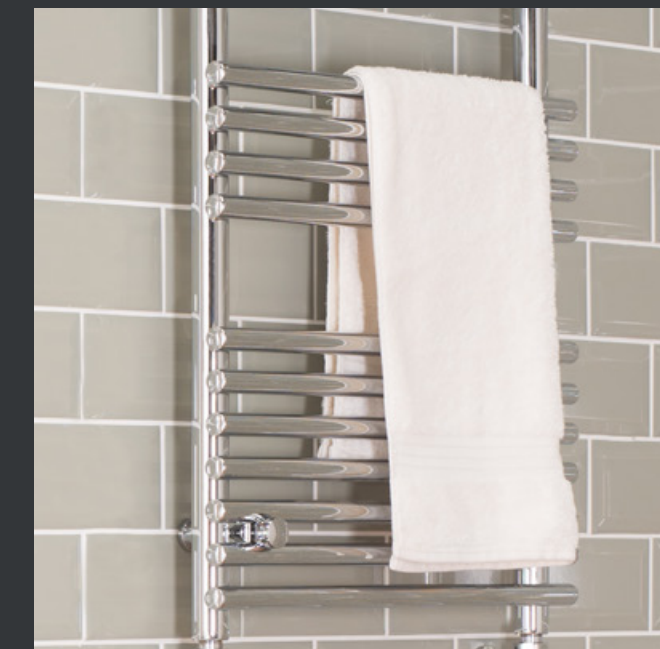
UNDERFLOOR HEATING
SYSTEM (HEAT PUMP)



LANDSCAPING



AUTOMATED GARAGE DOORS



HEATED TOWEL RAILS



Pricelist

LEVEL	APARTMENT	BEDROOMS	INTERNAL AREA	COVERED VERANDA	COMMUNAL AREA	TOTAL COVERED AREA	UNCOVERED VERANDA	STORE ROOM	PARKING SPACES	STATUS
GF	001	3	130	40	5	175	110	1	2	SOLD
GF	002	1	50	13	2	65	17	1	1	SOLD
1	101	3	125	24	4	153	-	1	2	SOLD
1	102	3	125	31	4	160	-	1	2	AVAILABLE
1	103	2	88	31	3	122	8	1	1	SOLD
1	104	2	81	24	3	108	-	1	1	SOLD
2	201	3	125	24	4	153	123 r.g.	1	2	SOLD
2	202	3	125	31	4	160	113 r.g.	1	2	SOLD
2	203	2	88	24	3	115	7	1	1	SOLD
2	204	2	85	22	3	110	-	1	1	SOLD

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.



