

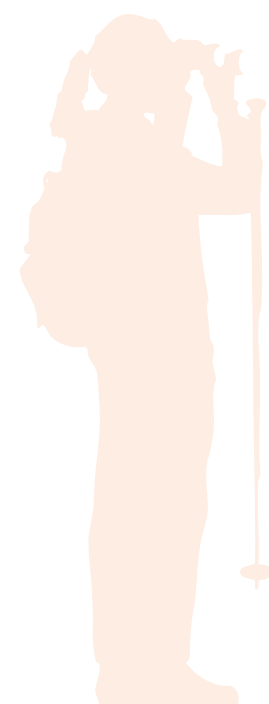


A G L A N T Z I A  
P A N O R A M A



# a view for a lifetime

Aglantzia Panorama is distinctly designed to create a harmonious balance of comfort, style, elegance and functionality combined with magnificent views. These luxury apartments and maisonettes are ideal for those seeking not only a home, but a location that is quite simply stunning.



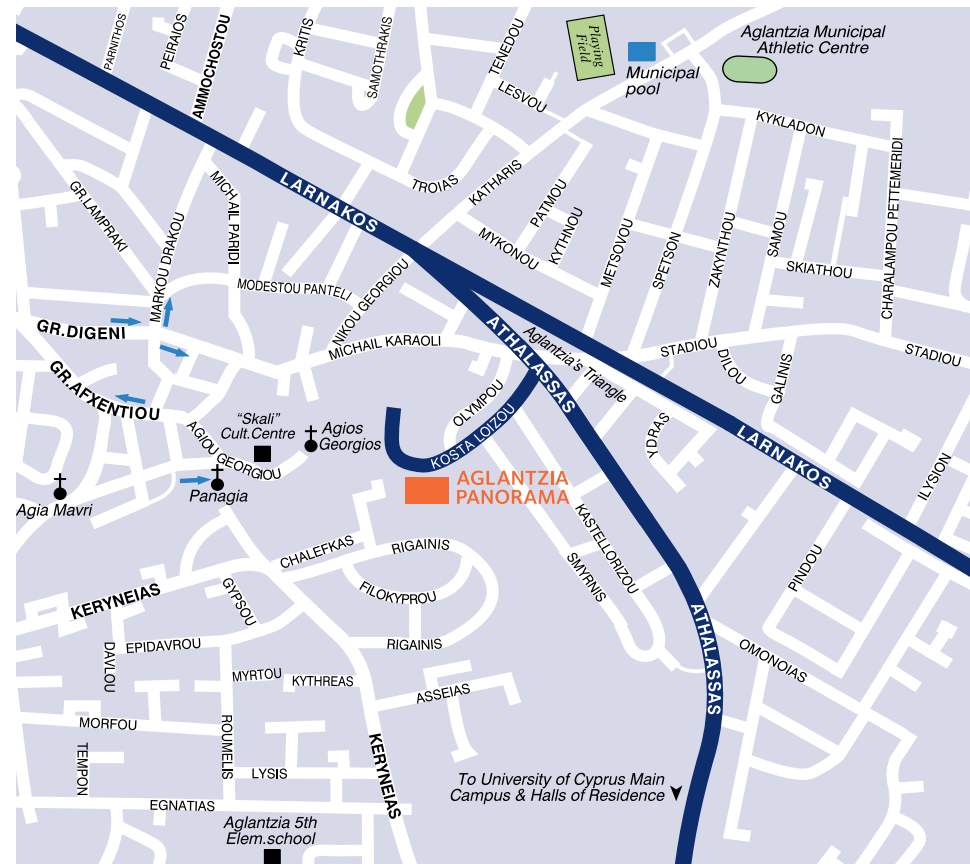




# rural city location

## Kosta Loizou Street, Aglantzia

Situated in a peaceful residential area, yet within easy reach of Nicosia city centre and the Highway, Aglantzia Panorama is developed on a hillside, enabling its residents to enjoy a lifetime of unobstructed views of the Pentadaktylos Mountains and the wide, open fields of Mesaoria. It is conveniently located close to the University of Cyprus, Athalassa's National Forest and Skali Cultural Centre. Its location also provides easy access to key amenities such as the Nicosia General Hospital and nearby shopping centres such as the Mall of Cyprus and Ikea.







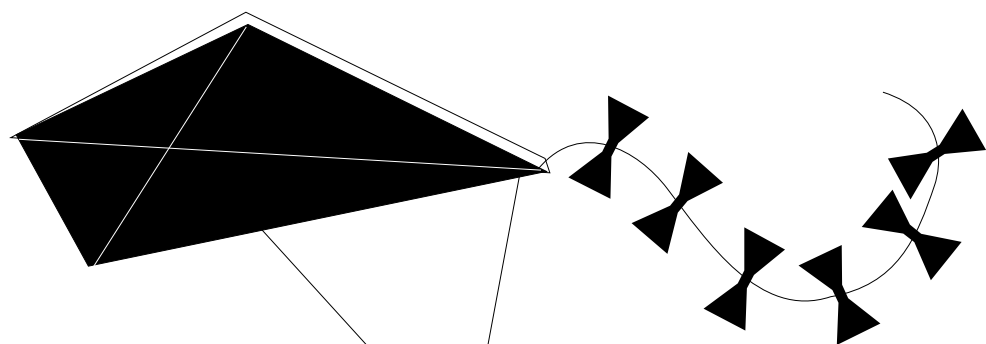
# the masterplan

## Guaranteed quality, delivery and project management

The development includes a total of 55 housing units and shall be completed in three phases. This new community will include 1, 2 and 3 bedroom apartments as well as 2 bedroom maisonettes; all set within a pleasant living environment of common green areas, walkways, squares and limited traffic access roads. Electrically operated control gates at the entrance of the project will ensure privacy and security to all residents.

Once we have built Aglantzia Panorama, we will maintain it to a consistently high standard to preserve the unique living experience we will create together.





# built to last

## Phase One

The first phase will incorporate two, four-level buildings, with each building containing ten luxury apartments of the highest standards. (Residence 3 – Adonis and Residence 4 – Helios).

The residences include an elegant selection of spacious, one, two and three bedroom individually designed apartments with covered and uncovered verandas, to showcase the privileged and unobstructed panoramic views, as well as covered parking and store rooms. This unique hillside project offers exclusive private gardens for all ground floor apartments.







# exquisite detail

## Harmonious Exterior Design

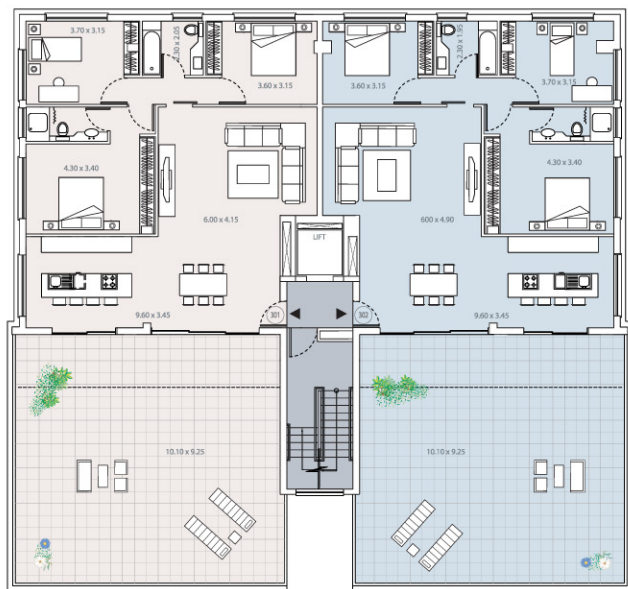
The architectural elements, colours and materials aim to blend in with the surroundings, but at the same time have a contemporary character, including fair-face, glass and stainless steel, while optimizing use of space and views and creating uniquely privileged properties.

## Luxurious Interior Finishes

Aiming to create the ideal balance of comfort, style and functionality, the finishing materials that will be used are chosen to give each apartment its distinctive character and reflect today's contemporary way of life. Ceramic tiles will be used for the entrance hall floors, living and dining areas, kitchen and verandas. Parquet will be fitted in the bedrooms, along with Italian imported kitchen cupboards and bedroom wardrobes, adding to the luxurious interior décor that will make a lasting difference.

# floor plans

## Residence 1



Third Floor

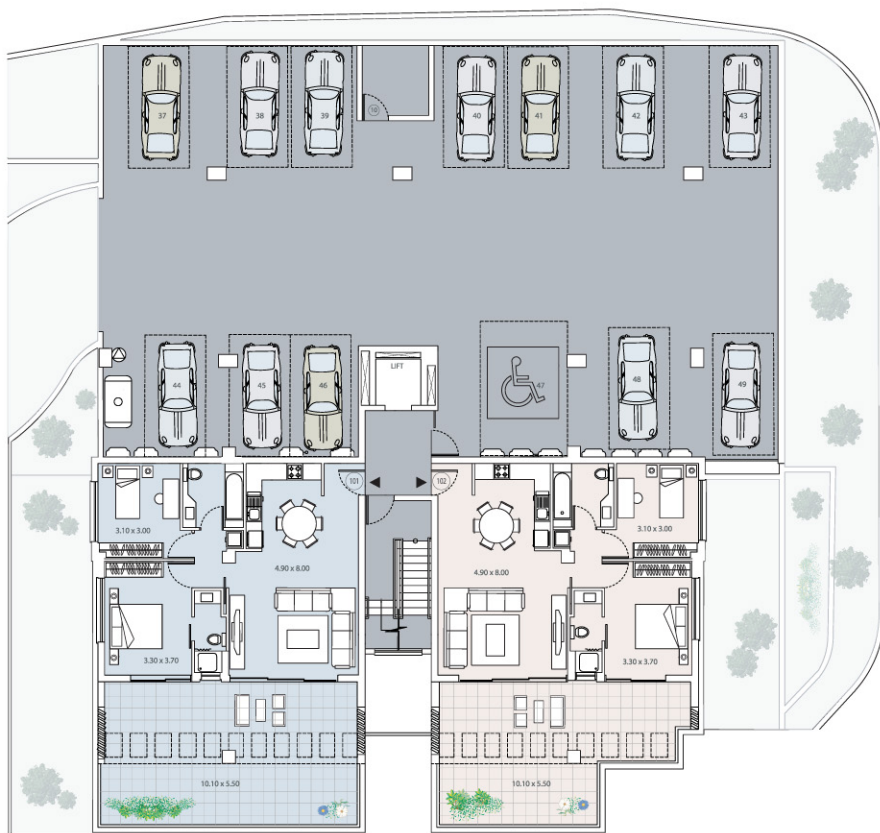
	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
<b>Apartment A301</b>	3	131	20	75	15	166
<b>Apartment A302</b>	3	131	20	75	15	166



Ground Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>	garden area m <sup>2</sup>
<b>Apartment A001</b>	3	118	12	3	12	142	42
<b>Apartment A002</b>	3	117	13	3	12	142	35





First Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment A101	2	87	24	29	10	121
Apartment A102	2	87	24	20	10	121



Second Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment A201	3	130	22	5	15	167
Apartment A202	1	55	21	40	6	82
Apartment A203	1	55	21	106	6	82
Apartment A204	3	130	22	28	15	167



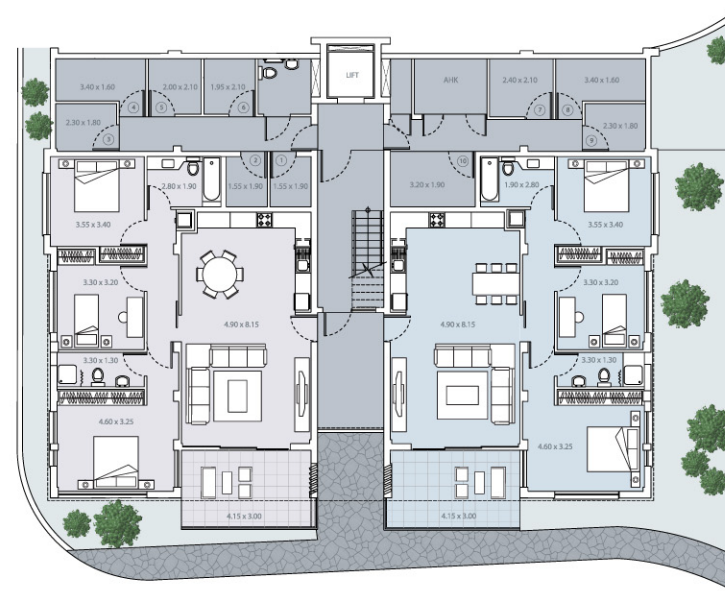
# floor plans

## Residence 2



Third Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment B301	3	121	20	75	15	156
Apartment B302	3	142	24	75	15	181



Ground Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>	garden area m <sup>2</sup>
Apartment B001	3	117	9	5	12	138	22
Apartment B002	3	117	9	5	12	138	52





First Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment B101	2	97	18	18	10	125
Apartment B102	2	97	18	18	10	125



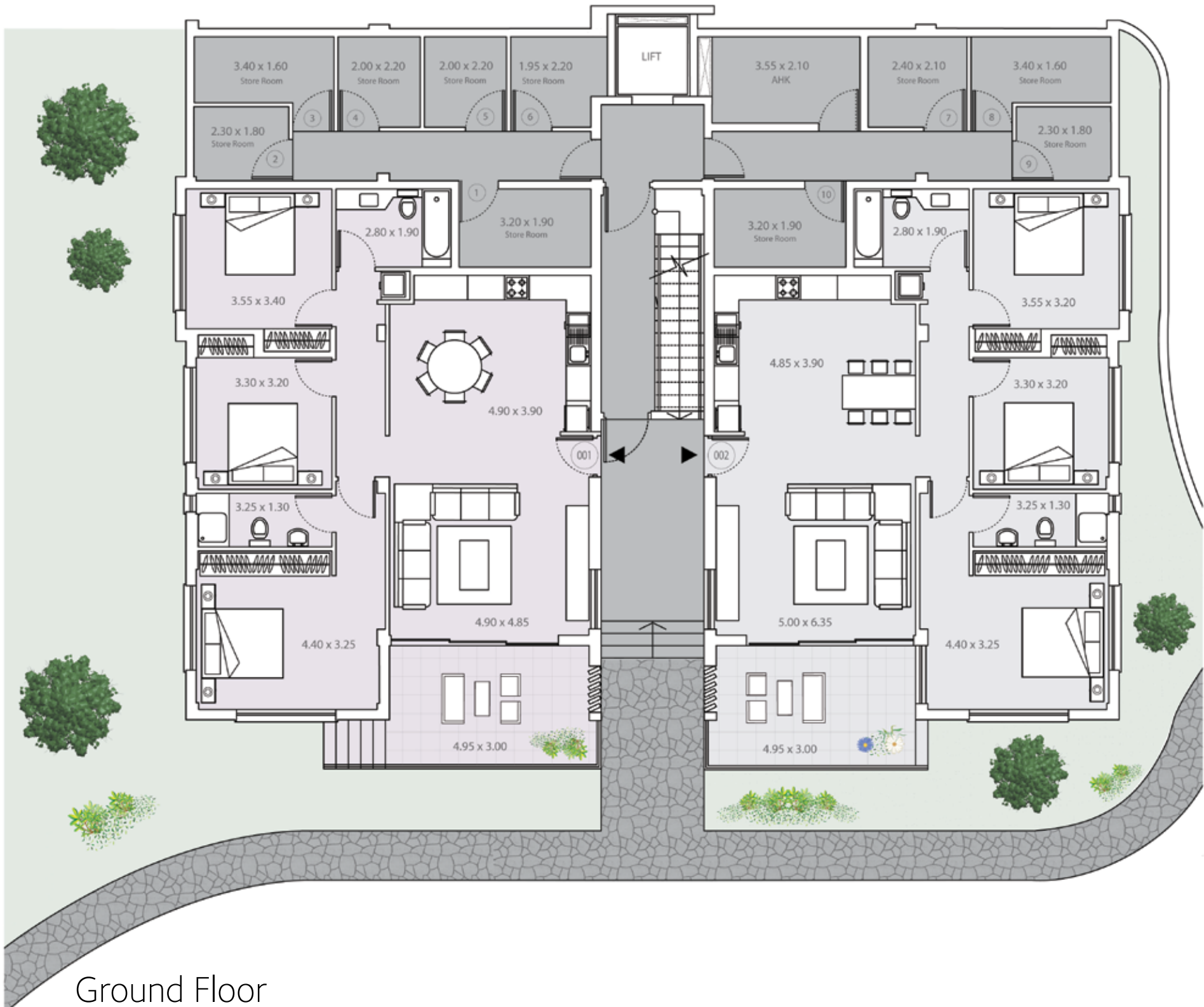
Second Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment B201	3	129	25	16	15	169
Apartment B202	1	55	6	40	6	67
Apartment B203	2	79	14	29	8	101
Apartment B204	3	129	25	16	15	169



# floor plans

## Residence 3 • Adonis



	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>	garden area m <sup>2</sup>
Apartment C001	3	116	9	6	12	137	73
Apartment C002	3	116	9	6	12	137	40

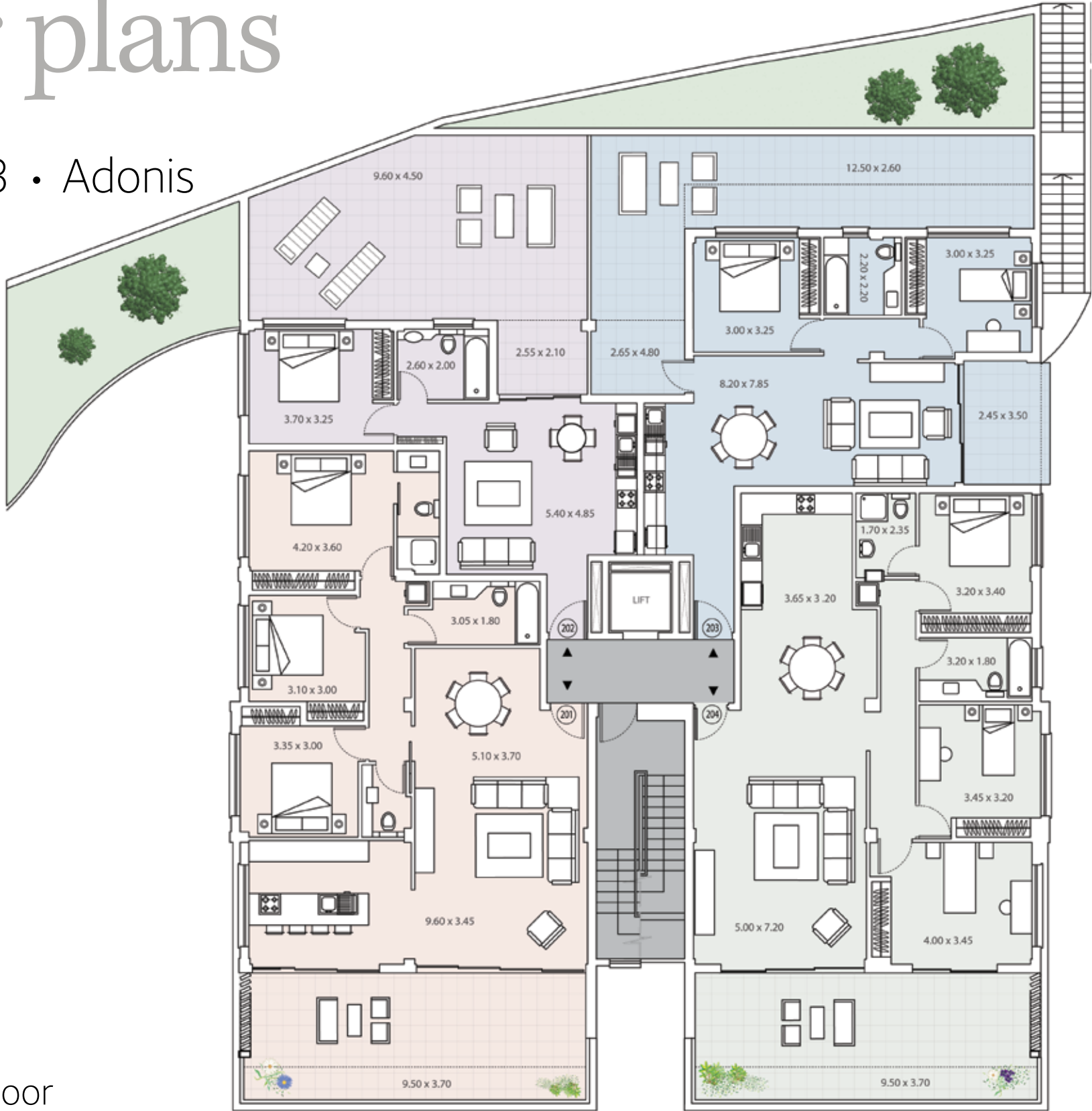


	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment C101	2	87	29	18	10	126
Apartment C102	2	87	29	18	10	126



# floor plans

## Residence 3 • Adonis



Second Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment C201	3	129	25	16	15	169
Apartment C202	1	55	6	46	6	67
Apartment C203	2	79	24	35	6	109
Apartment C204	3	129	25	16	15	169



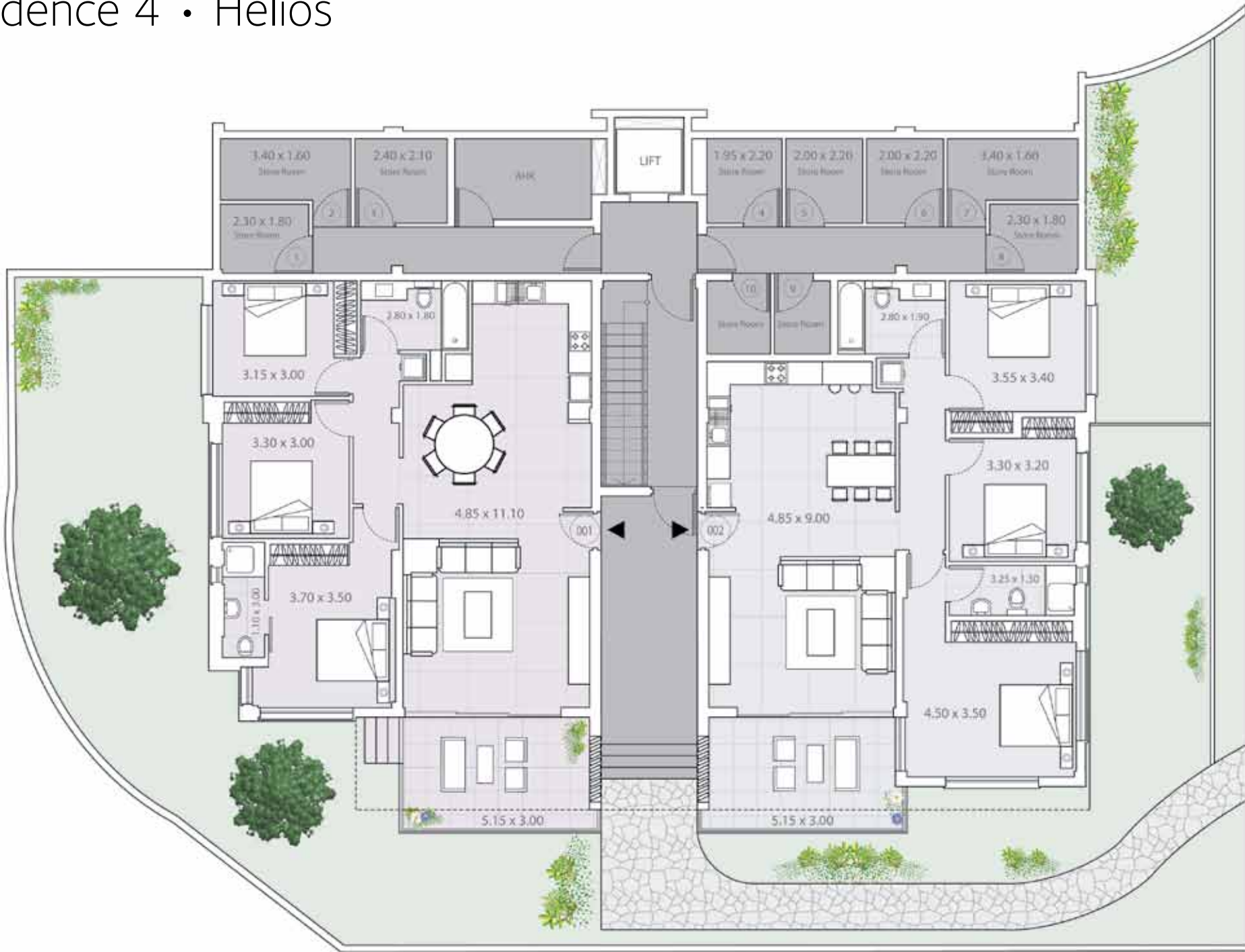
Third Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment C301	3	121	20	76	15	156
Apartment C302	3	157	22	76	15	194

# floor plans

## Residence 4 • Helios

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Ground Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>	garden area m <sup>2</sup>
Apartment D001	3	117	13	3	12	142	112
Apartment D002	3	119	13	3	12	144	63

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First Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment D101	2	87	22	20	10	119
Apartment D102	2	87	23	29	10	120



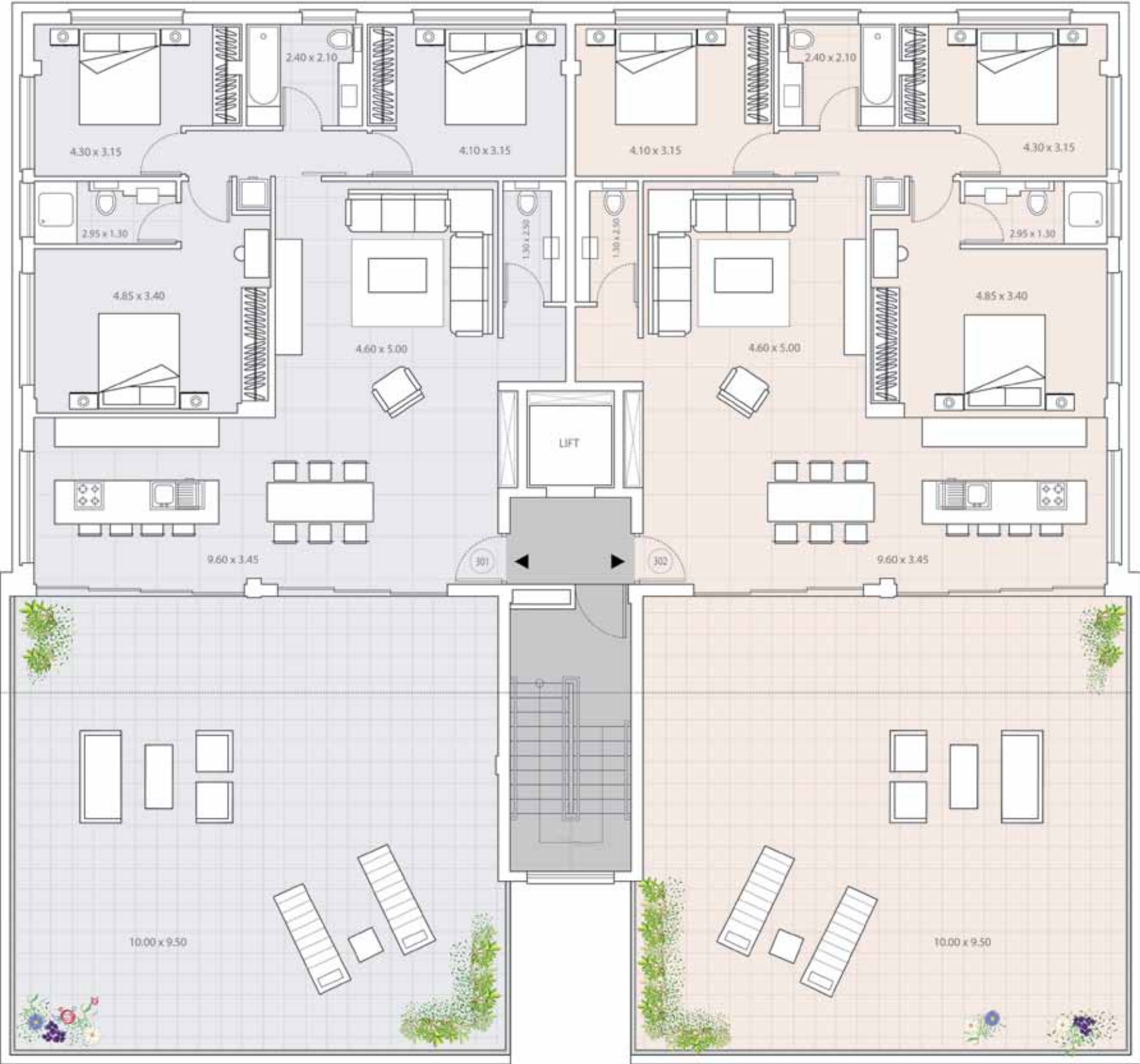
# floor plans

Residence 4 • Helios



Second Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment D201	3	130	20	5	15	165
Apartment D202	1	56	18	59	6	80
Apartment D203	1	56	18	27	6	80
Apartment D204	3	130	20	5	15	165



Third Floor

	no. of bedrooms	covered area m <sup>2</sup>	covered veranda m <sup>2</sup>	uncovered veranda m <sup>2</sup>	common area m <sup>2</sup>	total area m <sup>2</sup>
Apartment D301	3	131	20	76	15	166
Apartment D302	3	131	20	76	15	166



# general specifications



## FLOORS

- The ground floor common entrance will be paved with marble.
- The common areas on each floor and the staircase will be paved with marble.
- The entrance hall, living, dining areas and kitchen in all apartments will have ceramic floor tiles.
- The bedrooms will have parquet flooring.
- The bathrooms will have ceramic floor tiles.
- The stores will have a concrete screed floor.
- The parking area will be of concrete finish.

## DOORS AND WINDOWS

- Main entrance door of the residences will be wooden with glass. An electric lock will be installed and can be operated from each apartment.
- The main entrance door of all apartments will be of solid wood, fire resistance faced with wooden veneer.
- All internal doors will be imported ready made to be installed. The door frames will be of wooden blockboard finished with wooden veneer, having rubber seals. The door leaf will be flat, finished with wooden veneer.
- Kitchen and living areas' external doors and all windows shall be sliding of anodized aluminium with double-glazing.
- Bedrooms' external windows shall be sliding of anodized aluminium with double-glazing. Electrically operated aluminium rolling shutters will be installed on the external faces of the openings.
- All storeroom doors shall be of aluminium shutters.

## WARDROBES AND KITCHEN CUPBOARDS

- The kitchen will have a granite worktop.
- The kitchen cupboards will be imported from Italy in different colours in laminated finish. The structure will be chipboard with melamine finish. In the cupboards, under sink aluminium base will be included, with basket, totally extractable drawers with cutlery display and dishes display.
- The bedroom wardrobes will be imported from Italy in laminated finish.

## SANITARY WARE AND MIXERS

- Imported high quality white sanitary ware will be installed.
- Wall mounted with concealed cistern WCs will be installed.
- The mixers will be single lever chrome plated.
- Stainless steel sink will be provided in the kitchen.

## ELECTRICAL INSTALLATIONS

- The residences' entrance doors will be controlled with video phone system.
- Provision for security alarm system with sensor of movement detection to control main entrance and external balcony doors.

## AIR CONDITIONING

- Full provision for installation of air-conditioning will be provided.

## HEATING

- Complete, electric underfloor heating will be installed and will be autonomous for each apartment, with separate temperature control for each room.

## LIFT

- The cabin of the lift will be of stainless steel wall panels and granite floor.

## PARKING AREAS

- For each apartment there is covered parking space.

## COMMON AREAS

- Roads will be set from asphalt and the pavements will be laid with erratic form stone.
- Parking areas' entrance doors will be electrically controlled.







# who we are

## Cybarco PLC

Established since 1945 and a member of the prestigious Lanitis Group of Companies, Cybarco PLC is one of the leading contracting and property development companies in Cyprus. Operating throughout Cyprus, Greece, Qatar and Bahrain, the company is involved in projects ranging from housing and resort development to highway and airport construction.

The development division of the company offers a range of properties in Cyprus and Greece consisting of commercial buildings, luxurious residential units, exclusively designed holiday homes and prestigious golf properties.

With more than 60 years of experience, Cybarco operates sales offices throughout Cyprus, as well as in London, Moscow, St. Petersburg and Kiev.

Professionals working for Cybarco are distinguished by the special care they take in serving the needs of all clients, and by their commitment to exceeding client expectations in the successful delivery of every single project.

## Lanitis Group

Towards the end of the 19th century, when the foundations of today's multi-dimensional Lanitis Group were laid, on the Group's key objectives was to help strengthen the economy of Cyprus and make its society more humane.

Over time, the Group's values have remained unchanged: respect towards its clients and associates, collective effort within its companies, reward and recognition of human resources, and social contribution across all sectors - focusing mainly on issues related to human achievements.

Evagoras Lanitis use to say: " I strongly believe that apart from being profitable, a company must also contribute to society". Despite growing significantly in size and stature throughout four generations, the Group has always remained true to this principle - and will continue to do so.

The Group's activities range from agriculture and general trade to construction and property development, tourism, hotel and travel to golf and leisure.