



LOCATION MAP

THE IRIS RESIDENCES

1. University of Nicosia

2. Mont Parnasse Hill

3. Medical School

4. Hilton Hotel

5. Alpha Mega

6. Hippocrateon Hospital

7. Embassy of Italy

8. Embassy of Russia

9. Embassy of USA

10. Metochi Kykkou Park

11. European University

12. Indian Consulate

13. Embassy of China

14. Embassy of Ukraine

15. Junior School

16. English School
- Pedieos river

Grammiko Park / Pedestrian Bicycle Path / Park

Pedestrian Bicycle Path





THE IRIS RESIDENCES

Developed on a prime residential area of Engomi, Nicosia, this luxury Development consists of 3 separate buildings of 2, 3- & 4-bedroom apartments.

The Development enjoys the openness and quietness of the area and is located next to a pedestrian way and a green area.

The Iris Residences offers apartments with private gardens and pools, penthouse apartments on the top floors, with private roof terraces and extra service rooms. Gated parking spaces will provide covered parking spaces for each apartment, service rooms and storage rooms on the Ground Floor.

Each building consists of 4 apartments only, with separate entrance lobbies and parking spaces adding to the exclusivity and privacy for all apartments. This sense of privacy, elegance and luxury is reflected on the design and architecture of the buildings.

This is further reflected in every apartment by the aesthetically simple and clear internal spaces. Large sliding doors leading to spacious terraces with glass balustrades provide the unity of interior and outdoor spaces, with unlimited views of the surrounding greenery.

The apartments enjoy the privacy and individual character of a residence with the security, open interiors and aspects associated with luxury living.

The high - quality workmanship, careful selection of materials and specifications in the buildings, are associated with the contemporary feel of the development and provide for the highest demands of modern living. Each property is developed to provide luxury through fine craftsmanship, materiality and ambience.

This combination of the exclusivity of the location, great architectural design, small scale of the buildings with excellent quality of construction that characterize the company through the years, make this development unique.





TECHNICAL SPECIFICATIONS

Architectural Design

The building has a unique architectural design with contemporary architectural elements characterizing the façade of the building. Internally the building's form offers spacious living spaces with large sliding doors leading to large terraces for all the residences.

Quality of Construction

The highest standards of construction and finishes are carried through to all the stages of the construction. Qualified and experienced architects, engineers, contractors carry out regular inspections for the guarantee of the best quality.

Certificate of Energy Efficiency

The building has an Energy Performance Certificate Category A.

The building will be supported by photovoltaic panels for the energy efficiency of the common areas of the building.

Frame

The frame of the building will be of high tensile steel reinforced concrete with earthquake-proof design. The building is being constructed in accordance with an anti-seismic study.

Walls

All external walls will be of top quality bricks with thermal insulation properties. All external surfaces will be covered with a thermal façade system. Internal walls will be single with a total thickness of 10cms.

Wall finishes

Internal walls will be of three layers of plastering and paint and external walls will be of three layers of plaster and painting with Santex paint.

Floor finishes

- Living areas will be covered with high quality solid timber floor of price €60.00/m2 (installation and skirting will be included in the price).
- Bedrooms and corridors will be covered with high quality solid timber floor of price €60.00/m2 (installation and skirting will be included in the price).

- Bathrooms will be covered with high quality ceramic tiles of price €30.00/m2.
- All verandas will be covered with tiles suitable for exterior use of price €30.00/m2.
- External and internal common areas and staircase will be covered with high quality materials.

Bathroom, W.C. and kitchen walls

- Bathrooms and W.C. walls will be covered with high quality ceramic tiles of price €30.00/m2 up to the ceiling.

Ceilings

All ceilings will be finished with emulsion paint.

Window & Door openings

- The main entrances of the apartments will be of modern design and with specifications that follow the Fire Safety Regulations. The doors will also be equipped with features that allow for sound and thermal proof qualities.
- All window and door openings will be Thermal sliding aluminium framed with double-glazing for high levels of sound and thermal proof qualities and equipped with safety locks. The bedroom openings will be fitted with external sun louvres.
- The main entrance of the building will be of clear laminated glass.

Balconies

The balconies will be fitted with laminated glazed balustrades.

Sanitary fittings

All sanitary fittings will be white of excellent quality and will be selected by the buyers.

Carpentry works

- Kitchen fittings will be Italian made, imported, of modern design and in accordance with the internal layout of the apartments, in various colours and accessories. The worktops will be covered with granite of price €210.00/m. All equipment will be of excellent quality.
- The Bathroom furniture will be Italian made imported. Bathroom furniture will be covered with custom made Corian tops & sinks.
- Interior doors will be Italian made imported, of modern design in various colors and accessories.
- Bedroom wardrobes will be Italian made, imported of modern design and in various colors and accessories of the highest quality.

Electrical installation

- The electrical installation is made in accordance to the regulations of the Electricity Authority of Cyprus. It includes adequate number of lighting points, two power points in every room, six points in the kitchen, four points in the living/dining area, four telephone points and four TV points.
- Feature lighting for the main entrance and the common areas of the building will be provided.

Plumbing drainage

The plumbing drainage installation is made in accordance to British specifications. The installation will be of the type "pipe-in-pipe" system. All apartments will have a separate water pressure system. Provision of an electrical extractor will be provided.

Heating/ Cooling

- Complete installation of Under - Floor Heating System supported by a heat pump system will be carried out for all the apartments.
- Complete installation of AC units, in living/ dining areas and all bedrooms of the Apartments (the AC in the living/ dining areas will be concealed type). There will be provision of AC in the service rooms.
- Also complete installation of solar heaters will be provided.

Security system

All the necessary provisional work will be carried out for the installation of a security system in each apartment.

Light Fittings

Modern light fittings for the ceilings will be provided for all the terraces. Light fittings internally will be provided by the buyers.

In the Shower rooms and WCs there will be false ceilings with electrical provision for concealed lighting.

Common Areas

Internal and external common areas will be decorated with luxury finishes. Architectural lighting internally and externally will be fitted to emphasize main features of the building. Sensors for automated lighting will be fitted at the entrance of the building as well as parking spaces for extra security. Selected landscaping will be designed for the external areas of the building provided with automated water system.

Elevator

The elevator installed will be of the latest technology, of the type KONE machine- roomless and gearless, with a luxury decorated car.

Parking space and storage area

All apartments are provided with covered parking spaces and storage area.

Video door entry phone system

Complete installation of a video entry phone system at the main entrance for each apartment will be provided.

Electrical doors

There will be an electrical controlled door at the front entrance of the building with keypad access control system.

Electrical controlled access gates will be provided for the car parking areas.

Note

The above materials can be selected by the buyers from the specified providers of the company.



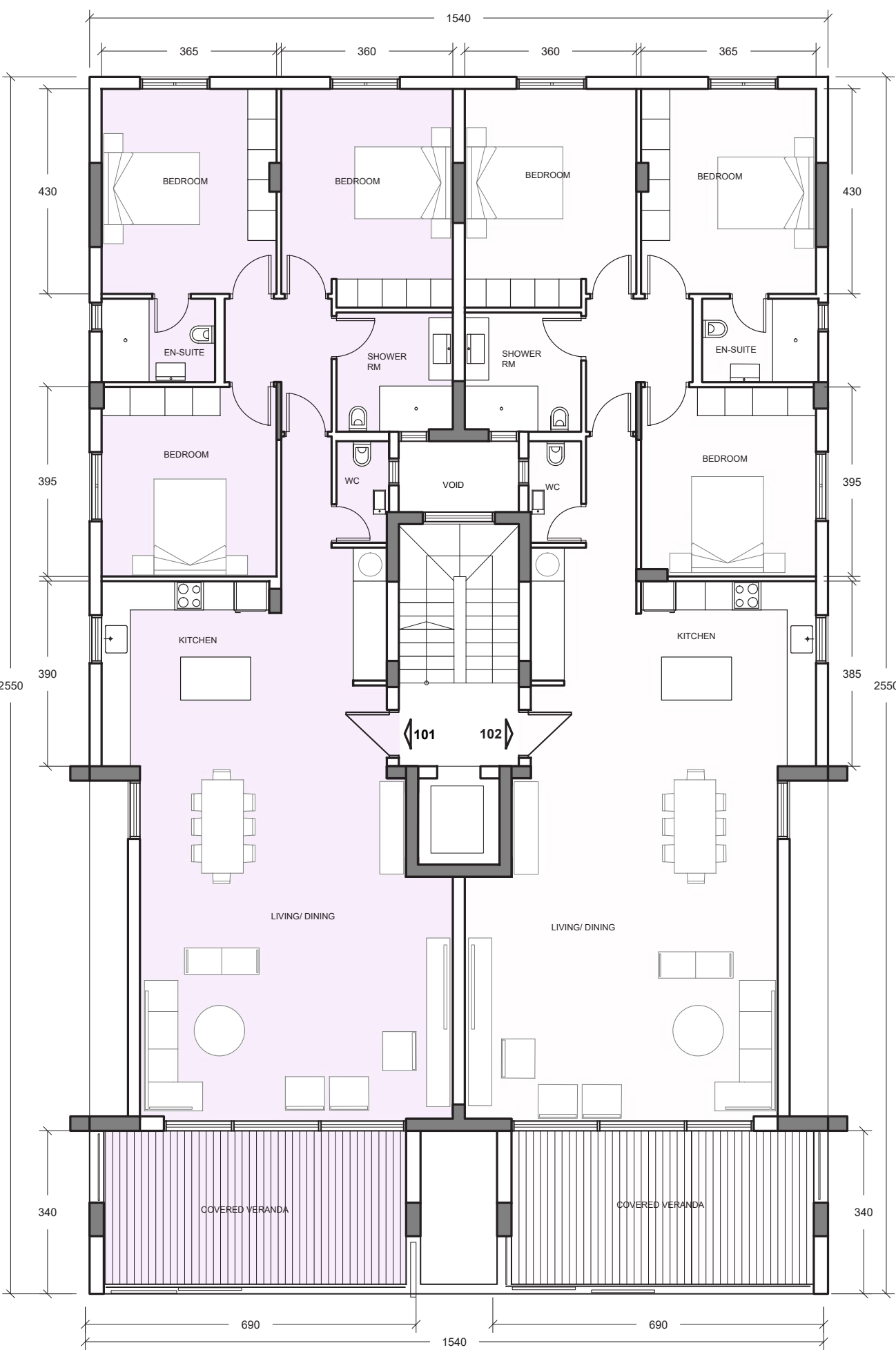




MASTER PLAN

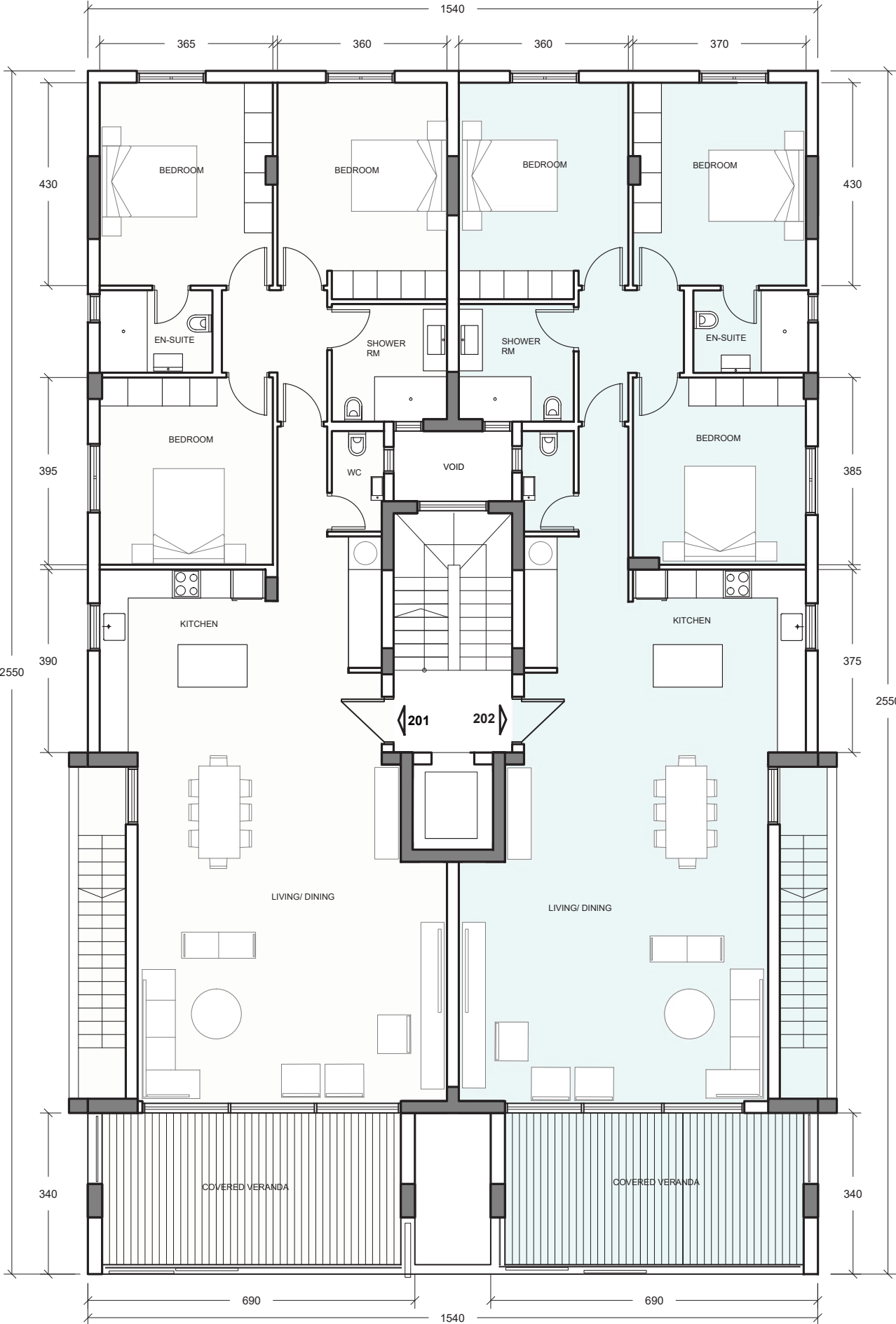


GROUND FLOOR



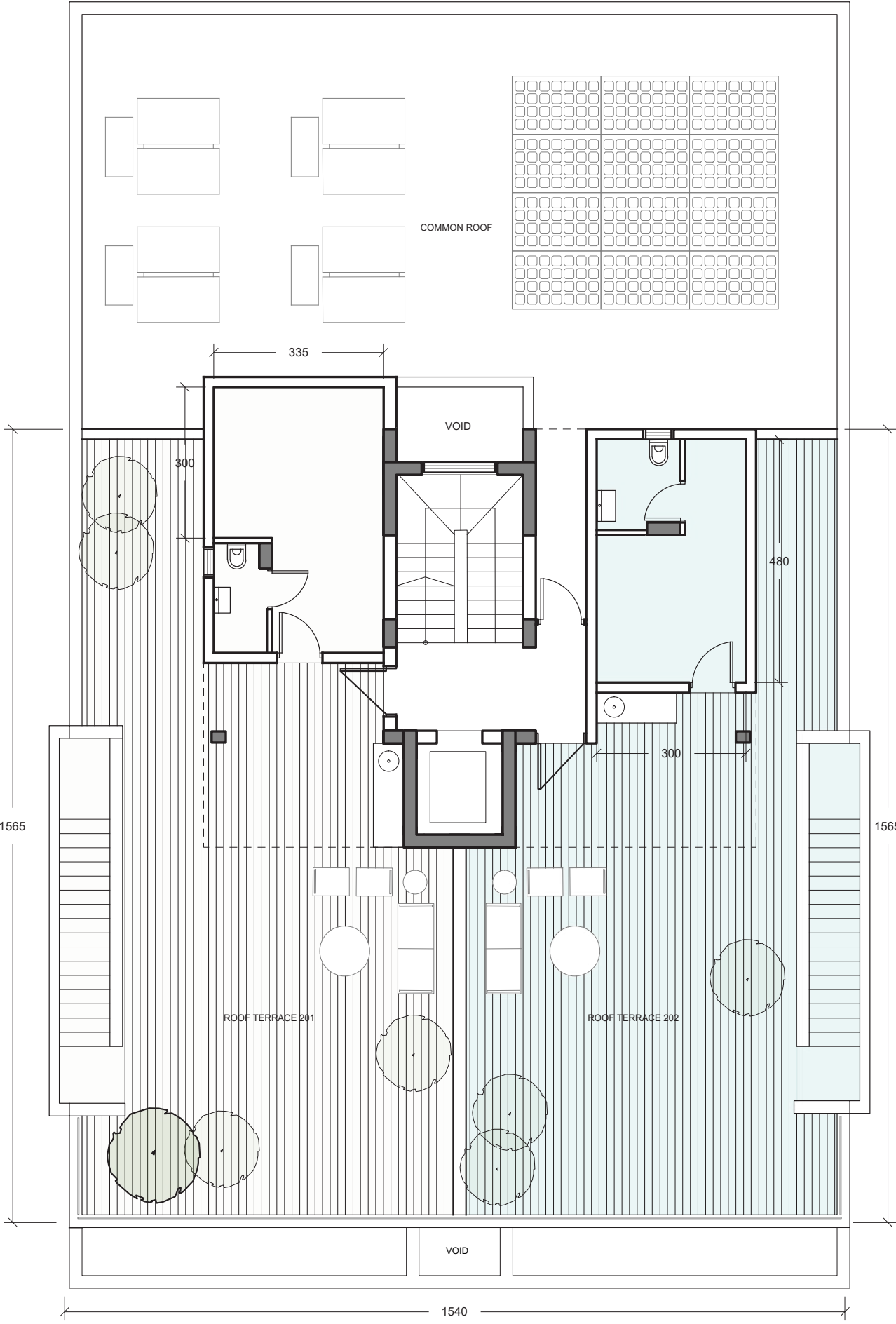
FIRST FLOOR

Apartments 101 / 102



SECOND FLOOR

Apartments 201 / 202



ROOF PLAN

APARTMENT 101

Bedrooms	3+1
Main Residence Internal Area	152m ²
Ground Floor Internal Area	18m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	18m ²
Total Covered Area	213m ²

APARTMENT 201

Bedrooms	3+1
Main Residence Internal Area	152m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	18m ²
Roof Terrace Covered Area	12m ²
Roof Terrace	85m ²
Roof Terrace Room	18m ²
Total Covered Area	225m ²

APARTMENT 102

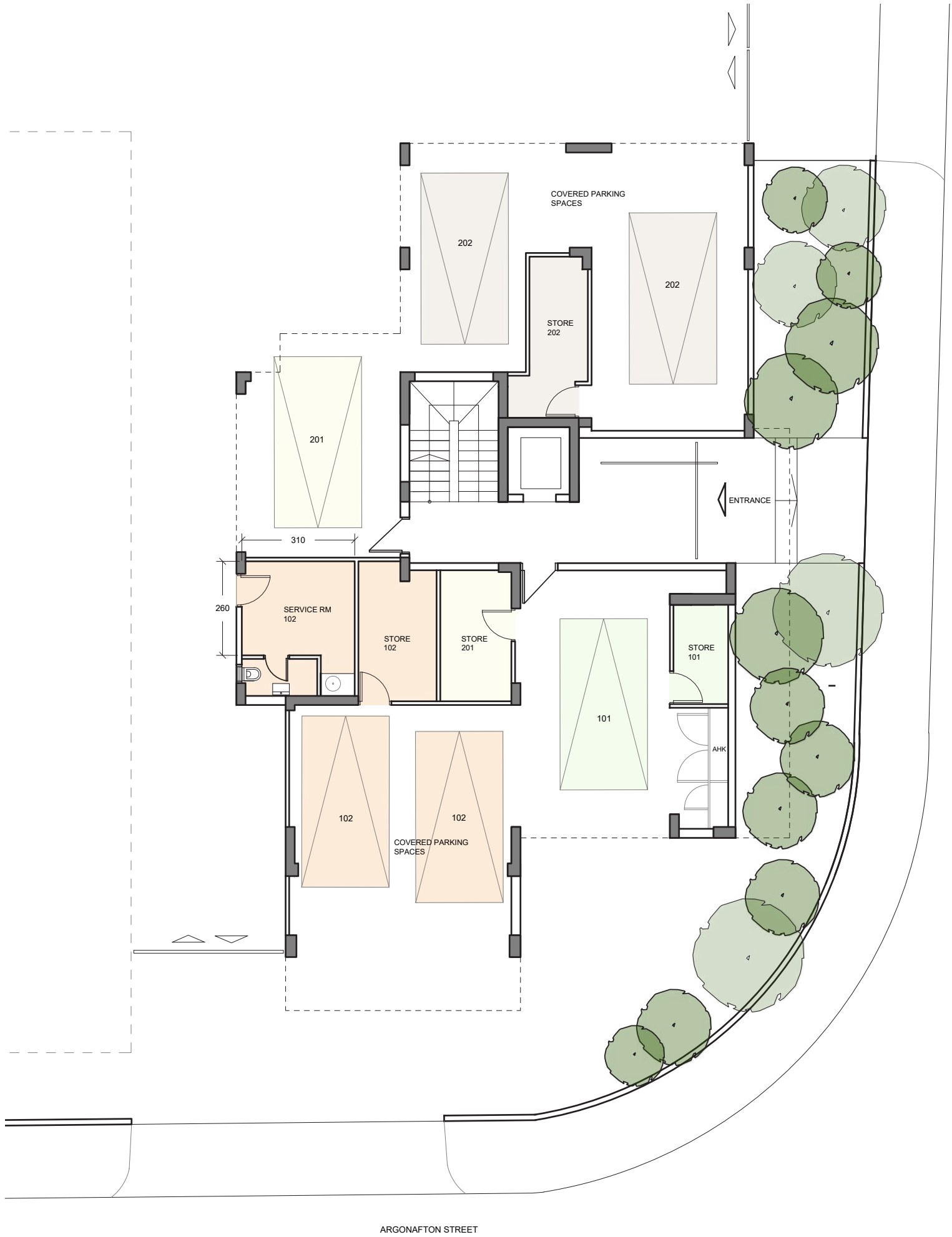
Bedrooms	3+1
Main Residence Internal Area	152m ²
Ground Floor Internal Area	18m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	18m ²
Total Covered Area	213m ²

APARTMENT 202

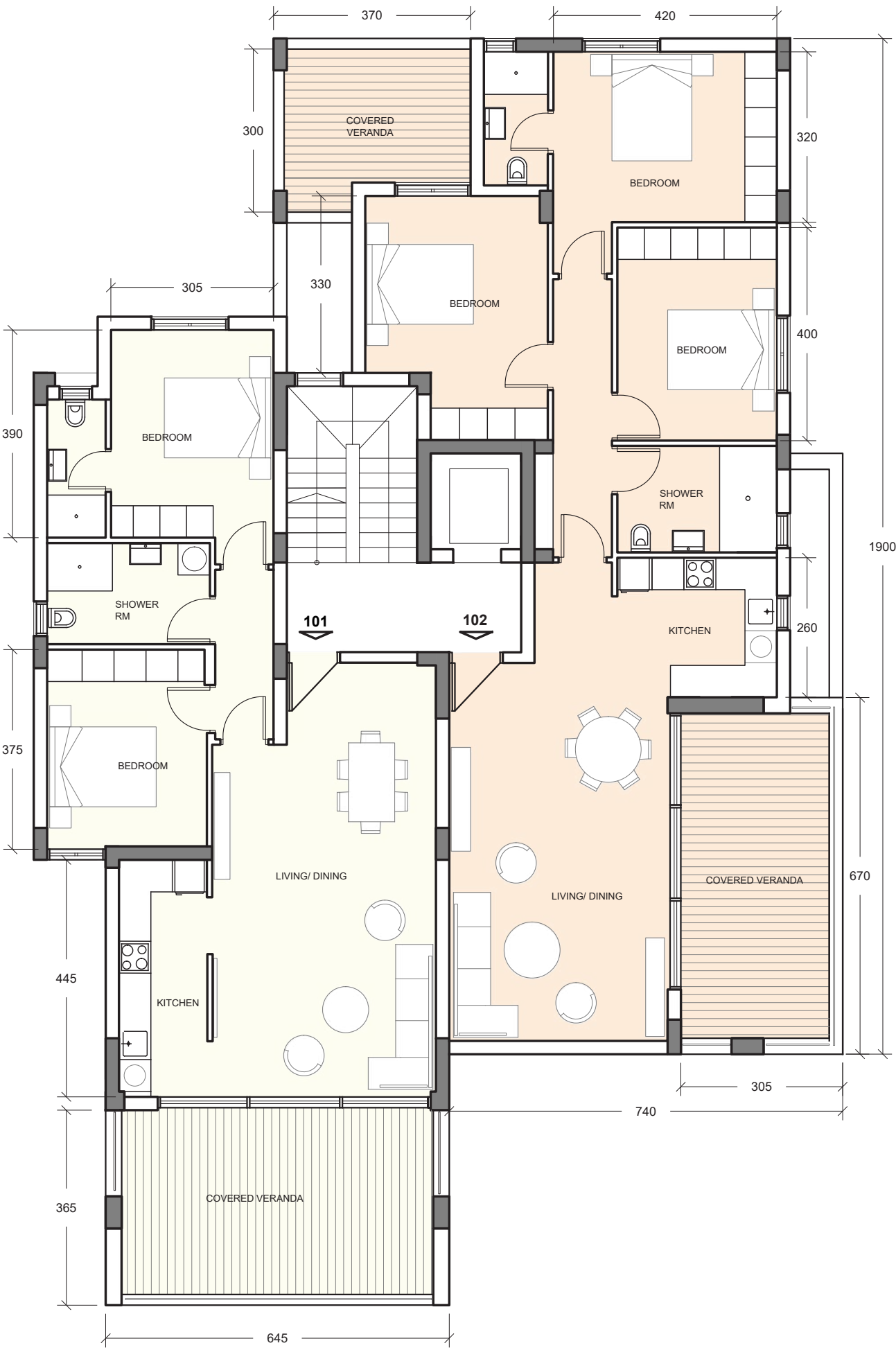
Bedrooms	3+1
Main Residence Internal Area	152m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	18m ²
Roof Terrace Covered Area	12m ²
Roof Terrace	85m ²
Roof Terrace Room	18m ²
Total Covered Area	225m ²



IRIS IVORY



GROUND FLOOR



FIRST FLOOR

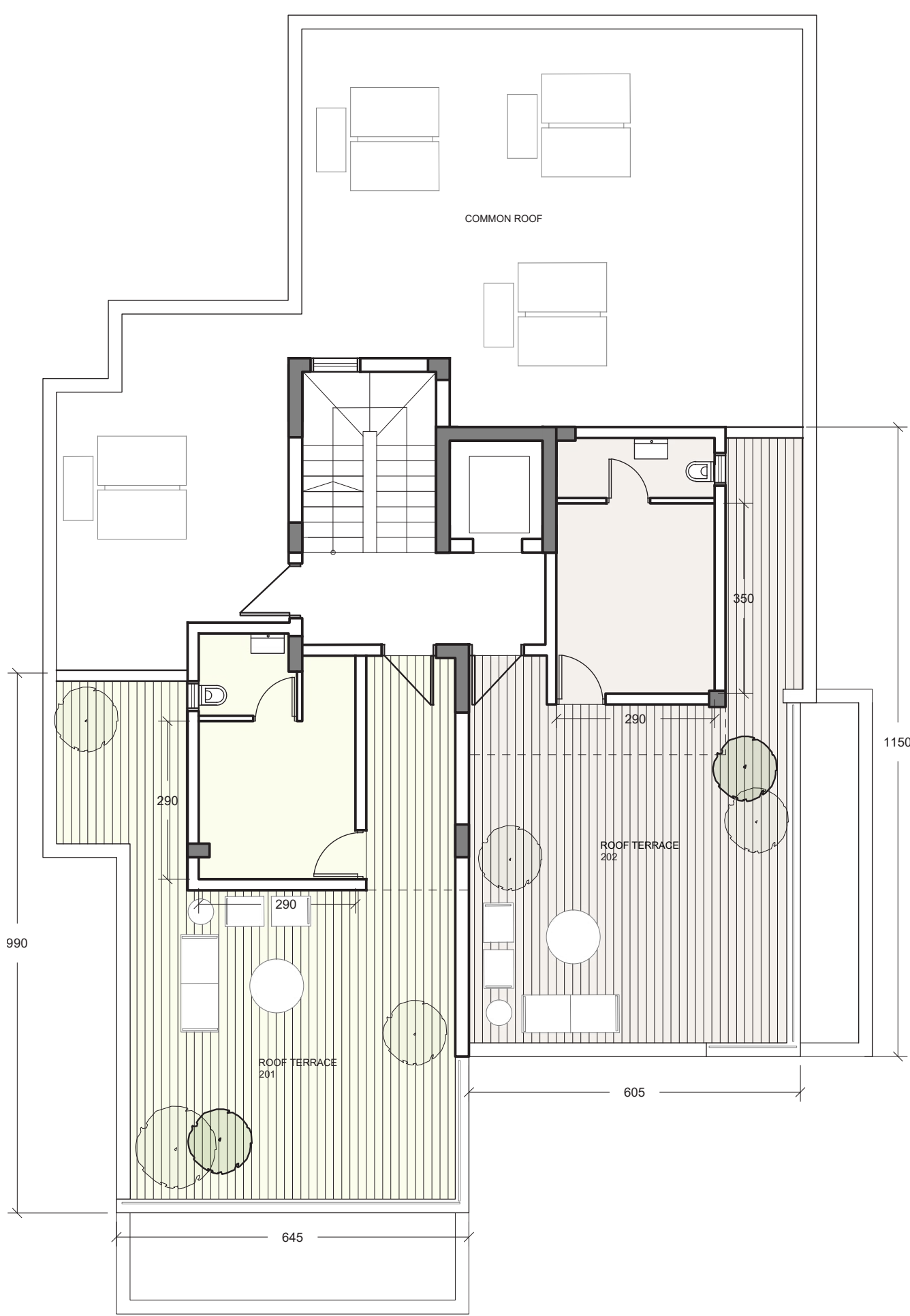
Apartments 101 / 102

IRIS IVORY



SECOND FLOOR

Apartments 201 / 202



ROOF PLAN

APARTMENT 101

Bedrooms	2
Main Residence Internal Area	88m ²
Total Internal Area	88m ²
Covered Verandas	24m ²
Common Areas	14m ²
Total Covered Area	126m ²

APARTMENT 102

Bedrooms	3+1
Main Residence Internal Area	110m ²
Ground Floor Internal Area	14m ²
Total Internal Area	124m ²
Covered Verandas	32m ²
Common Areas	14m ²
Total Covered Area	170m ²

APARTMENT 201

Bedrooms	2+1
Main Residence Internal Area	88m ²
Total Internal Area	103m ²
Covered Verandas	25m ²
Common Areas	14m ²
Roof Terrace Covered Area	6m ²
Roof Terrace	47m ²
Roof Terrace Room	15m ²
Total Covered Area	148m ²

APARTMENT 202

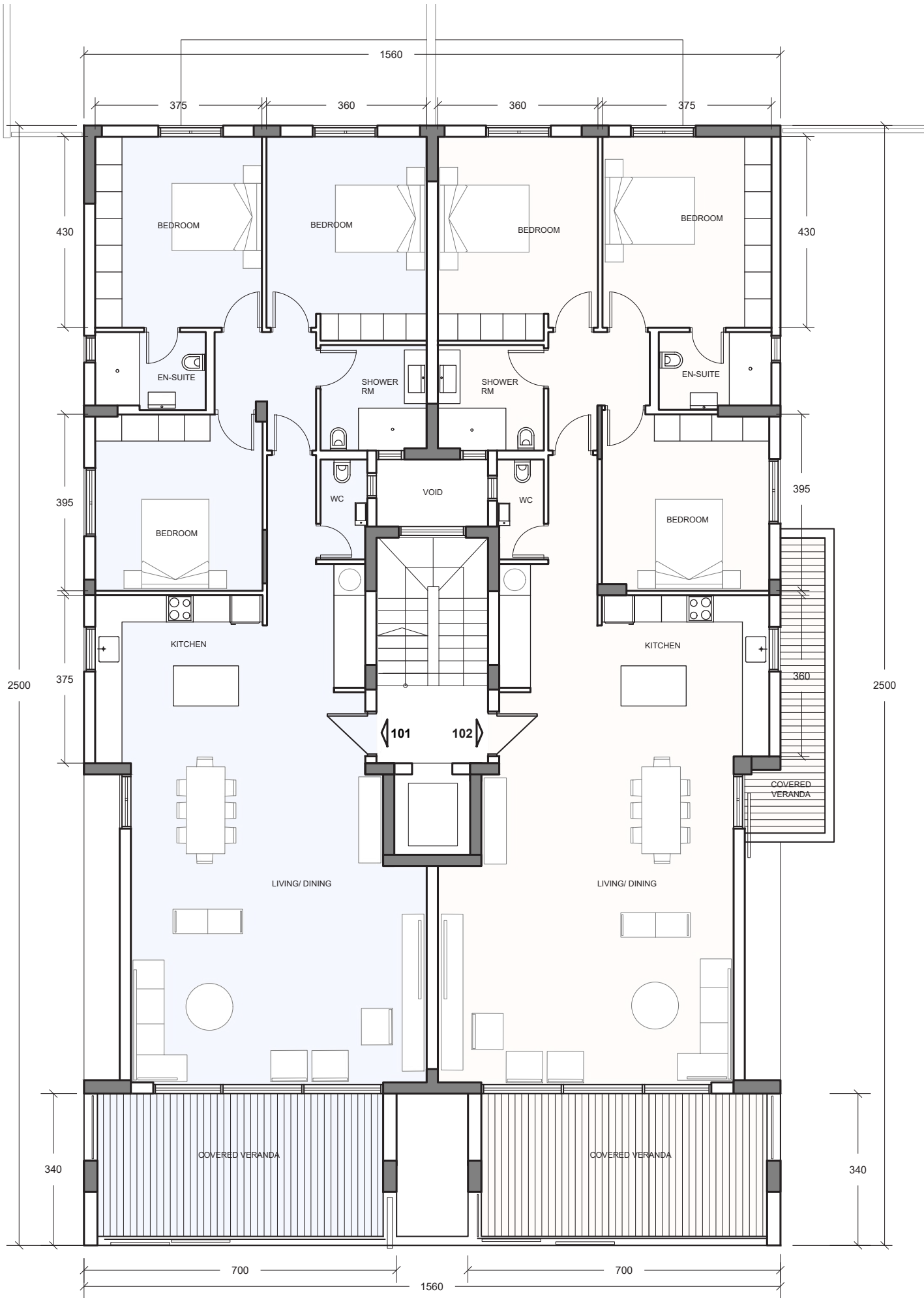
Bedrooms	3+1
Main Residence Internal Area	110m ²
Total Internal Area	125m ²
Covered Verandas	32m ²
Common Areas	14m ²
Roof Terrace Covered Area	8m ²
Roof Terrace	45m ²
Roof Terrace Room	15m ²
Total Covered Area	179m ²



IRIS GREEN



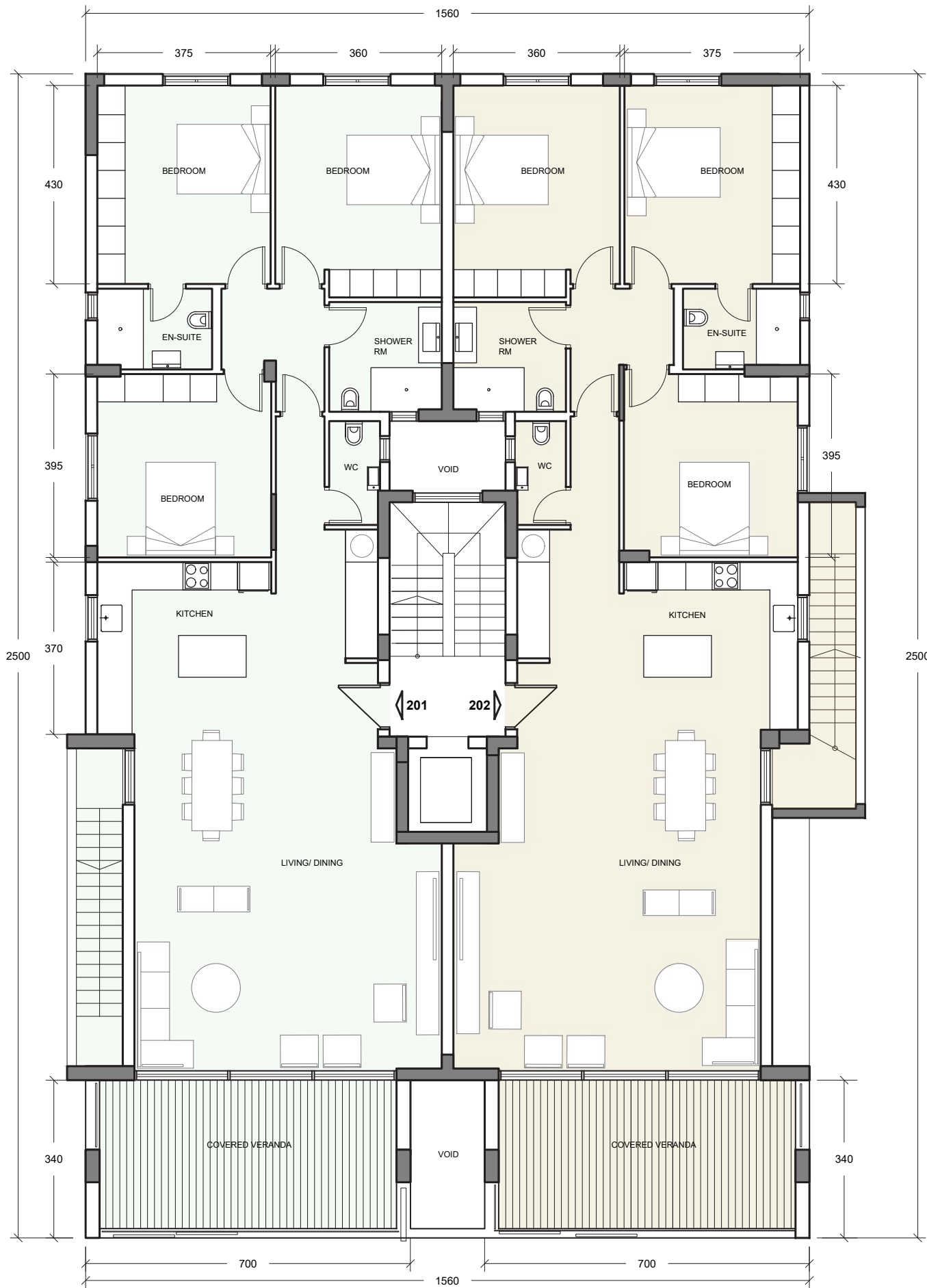
GROUND FLOOR



FIRST FLOOR

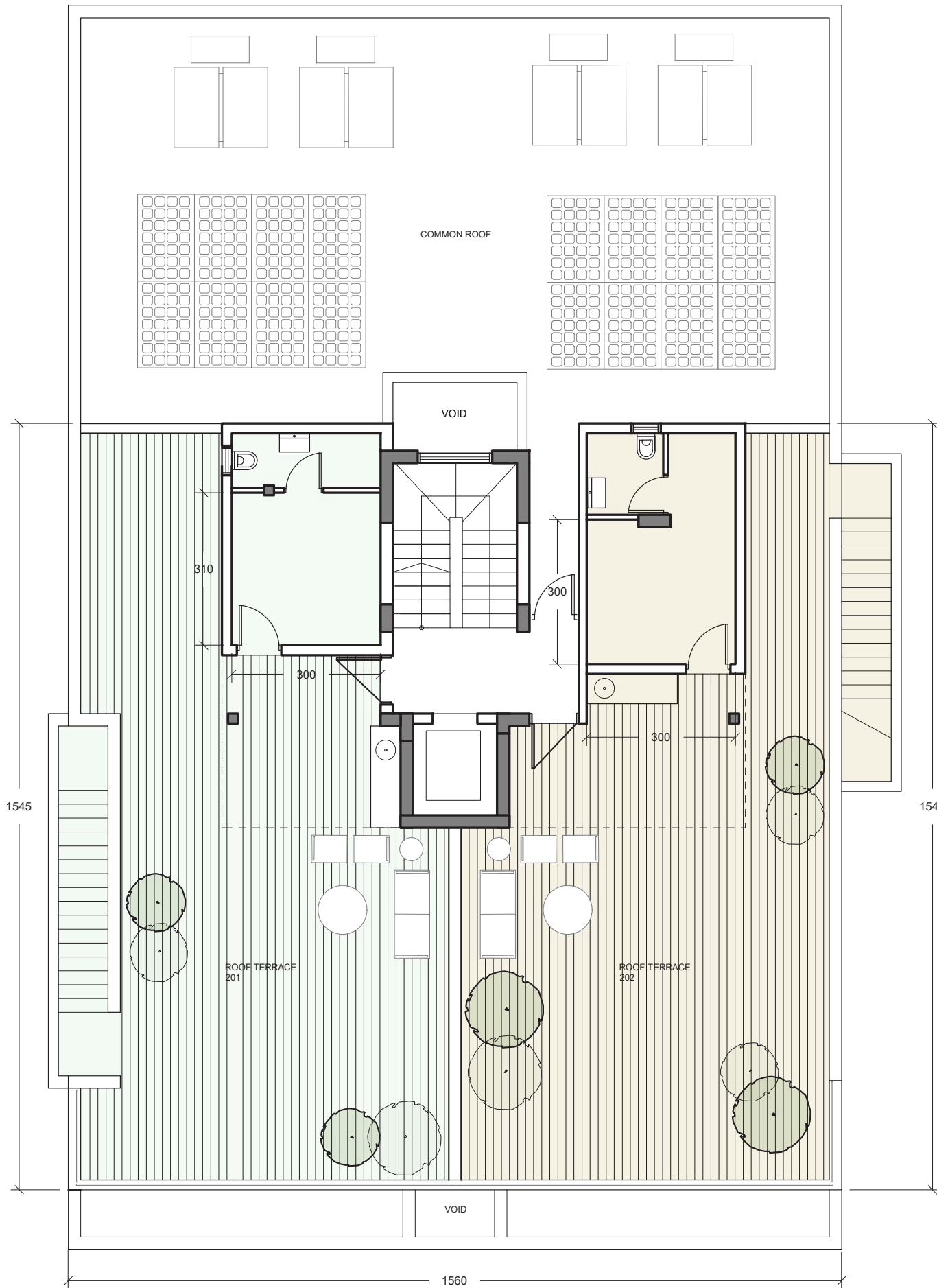
Apartments 101 / 102

IRIS GREEN



SECOND FLOOR

Apartments 201 / 202



ROOF PLAN

APARTMENT 101

Bedrooms	3+1
Main Residence Internal Area	152m ²
Ground Floor Internal Area	18m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	17m ²
Garden Covered Area	11m ²
Garden	105m ²
Garden Room	15m ²
Total Covered Area	238m ²

APARTMENT 201

Bedrooms	3+1
Main Residence Internal Area	152m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	17m ²
Roof Terrace Covered Area	12m ²
Roof Terrace	85m ²
Roof Terrace Room	18m ²
Total Covered Area	224m ²

APARTMENT 102

Bedrooms	3+1
Main Residence Internal Area	152m ²
Ground Floor Internal Area	18m ²
Total Internal Area	170m ²
Covered Verandas	35m ²
Common Areas	17m ²
Garden Covered Area	11m ²
Garden	124m ²
Garden Room	15m ²
Total Covered Area	248m ²

APARTMENT 202

Bedrooms	3+1
Main Residence Internal Area	152m ²
Total Internal Area	170m ²
Covered Verandas	25m ²
Common Areas	17m ²
Roof Terrace Covered Area	12m ²
Roof Terrace	85m ²
Roof Terrace Room	18m ²
Total Covered Area	224m ²







Antonis Zenios Developments Ltd was founded in 1978 and specialises in the development of commercial and residential property, offering high- end developments including luxury apartment buildings, exclusive villas, commercial and office buildings. Over the years **Antonis Zenios Developments Ltd** has established itself as one of the leading names in the field of property development, offering properties of top quality, of exceptional architectural designs at the best locations.

The company's projects are distinguished for their unique architectural style and superior construction, for their spacious functional spaces, the careful selection of materials with the best technical specifications, giving the highest value and returns to the buyers.

The highly skilled team of the company which consists of civil engineers, architects, surveyors and property valuers, strive for the highest standards that characterize the company in its 50-year presence in the market. The passion for excellence of the company's team, together with the clientele, the professionalism, credibility and consistency, as well as the best after- sale service, provide for the excellent reputation of the company.

Members of the company are also members in many property related organizations and institutions like the Royal Institution of Chartered Surveyors (RICS) UK, the Royal Institute of British Architects (RIBA), the Scientific & Technical Chamber of Cyprus (ETEK) and the Cyprus Real Estate Agents Association (CREAA).

Antonis Zenios Developments Ltd is a member of the Cyprus Employers & Industrialists Federation (OEB), the Cyprus Land & Building Developers Association, the Cyprus Building Contractors Association and the International Real Estate Federation (FIABCI).

"At Antonis Zenios Developments Ltd our mission is to deliver excellent properties, at the best locations, that fulfill the vision of our clients and add value to their lives as well as enhance and compliment the surrounding area.

Our approach overseeing the whole process from conception through to completion, with direct communication with our clients on every step of the process, allows us to create beautiful buildings, offering our clients properties that fulfill their absolute needs and requirements.

Our passion for innovative timeless design, our commitment to excellent workmanship and attention to detail, are always reflected in our finished products. The professionalism, reliability and integrity is our guarantee to our clients. Guided by our strong roots and successful history **Antonis Zenios Developments Ltd** will continue to strive for even better quality in our properties and service to our clients."

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