

TSENTAS



XANTHI
RESIDENCE

PROMETHEUS RESIDENCE



HERMES RESIDENCE



THE LEGACY



PERSEAS RESIDENCE



ATLANTIA RESIDENCE



CALLISTE RESIDENCE

XANTHI RESIDENCE

Our story

Since its founding in 1979, Tsentas has represented luxury and excellence in the real estate sector, boasting a portfolio that features some of Cyprus's most iconic structures.

Tsentas developments are celebrated for their fusion of top-tier construction with cutting-edge architecture and innovative design, crafted by award-winning architects and engineers who adhere to the highest standards.

Each project incorporates the finest materials in the industry, ensuring that every detail radiates sophistication and elegance. Built on the principles of teamwork and a focus on customer satisfaction, Tsentas continually surpasses expectations, providing not just properties, but extraordinary lifestyles.

Welcome to a legacy of excellence in design and craftsmanship.



XANTHI RESIDENCE

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

JULIA MORGAN



Xanthi Residence is a contemporary residential development comprising eight 2-bedroom apartments that are designed around balance and functional living spaces.

The building combines strong architectural expression with efficient planning, resulting in an elegant residential environment suited to modern urban life.

The project draws inspiration from modern Mediterranean architecture, where structure, proportion, and climate responsiveness shape the design.

Organised as a boutique apartment building with a limited number of residences per level, Xanthi Residence prioritises privacy, generous outdoor living, and clear separation between public and private zones.

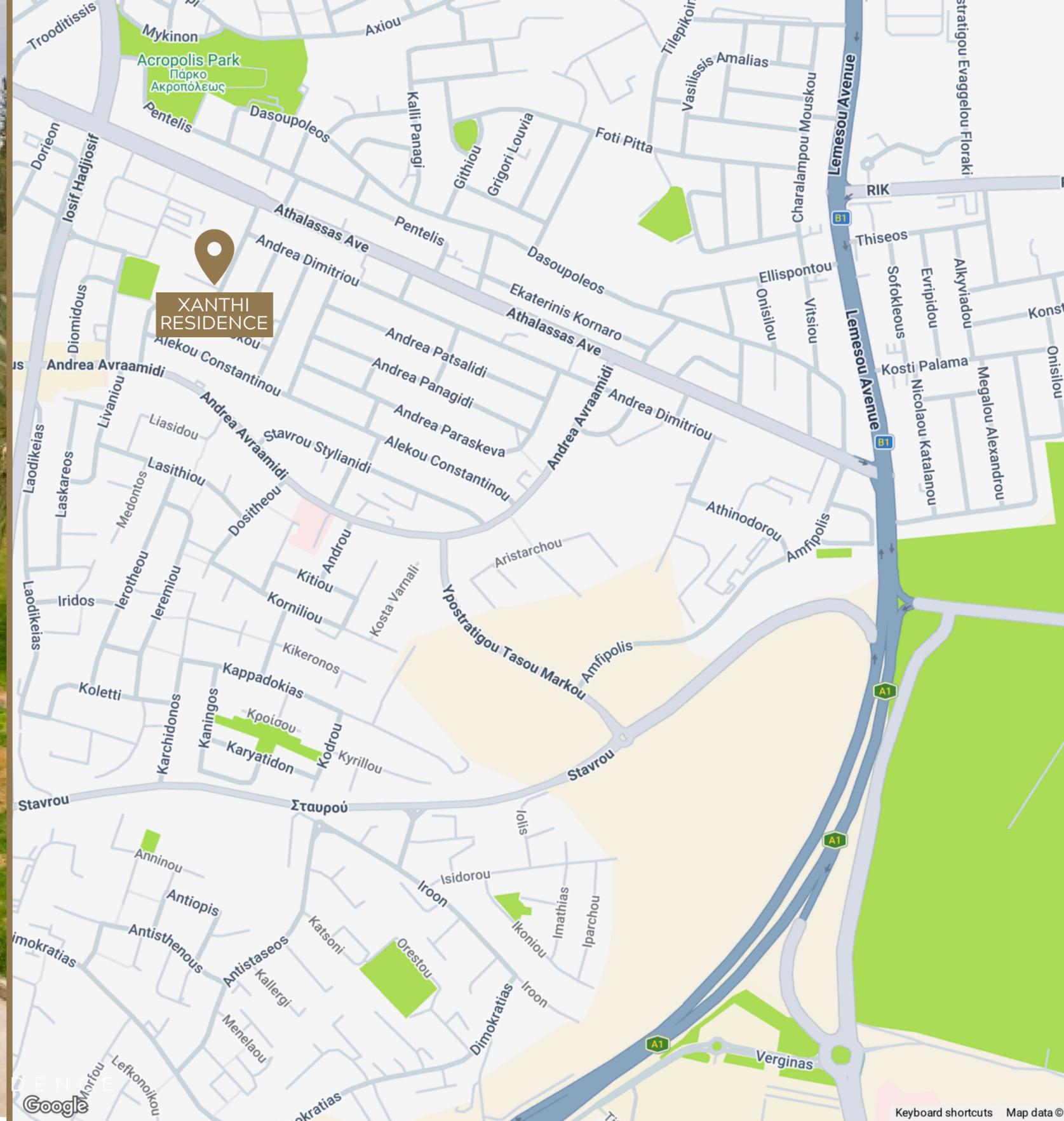
XANTHI RESIDENCE

Your new neighbourhood

Xanthi Residence enjoys a strategic address in the greater Strovolos area of Nicosia, offering immediate access to everyday amenities and key city infrastructure.

Just minutes away lies Academia Park, providing green open space for walking, exercise and family leisure. The development is also conveniently positioned near the main Nicosia-Limassol highway, ensuring fast connectivity across the island.

Within close reach are the popular cafés and lifestyle spots of the Athalassa area, creating a dynamic urban environment where work, recreation and convenience come together seamlessly.



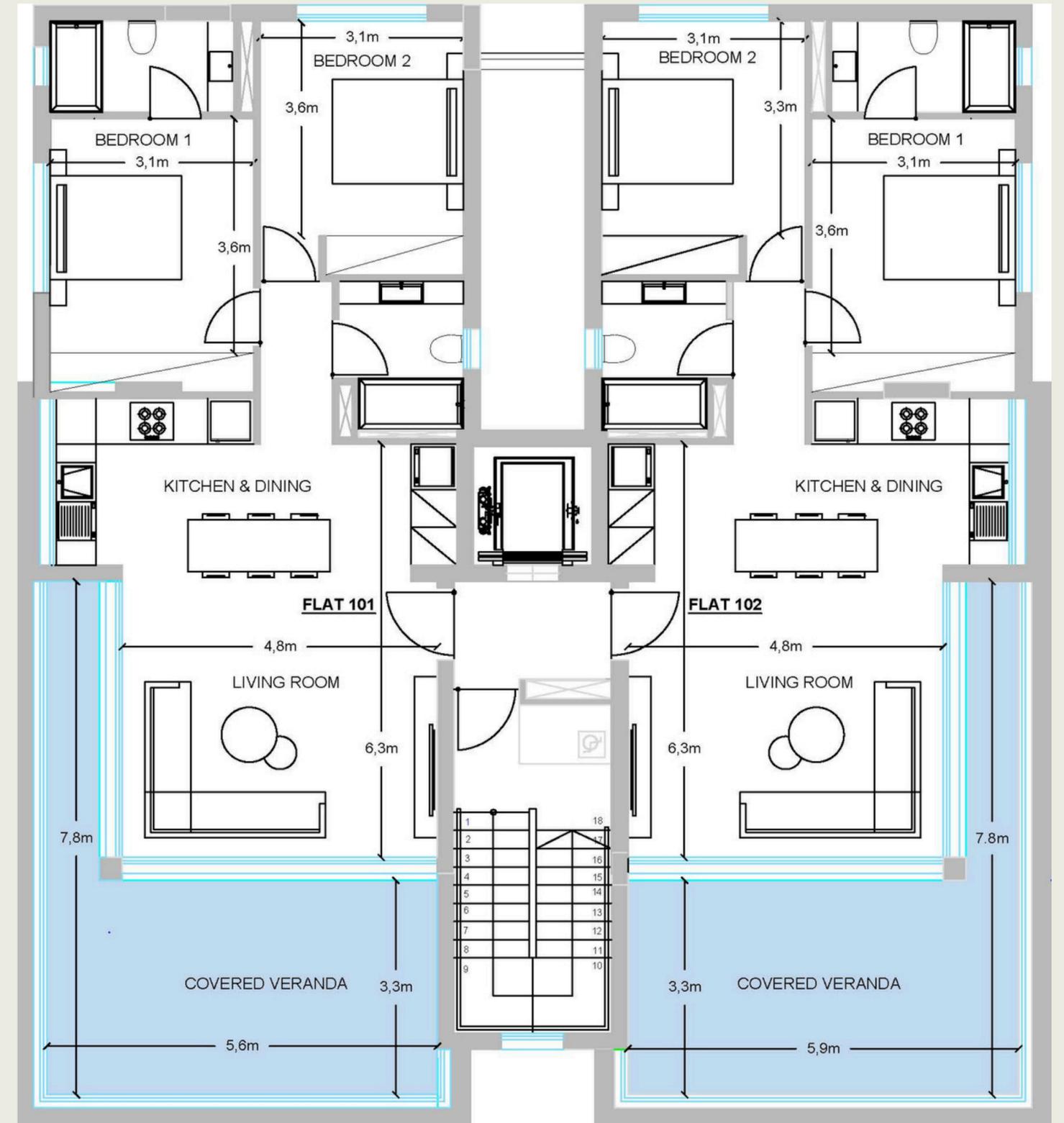
LEVEL One

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
101	2	83	22	10	115
102	2	83	22	10	115

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



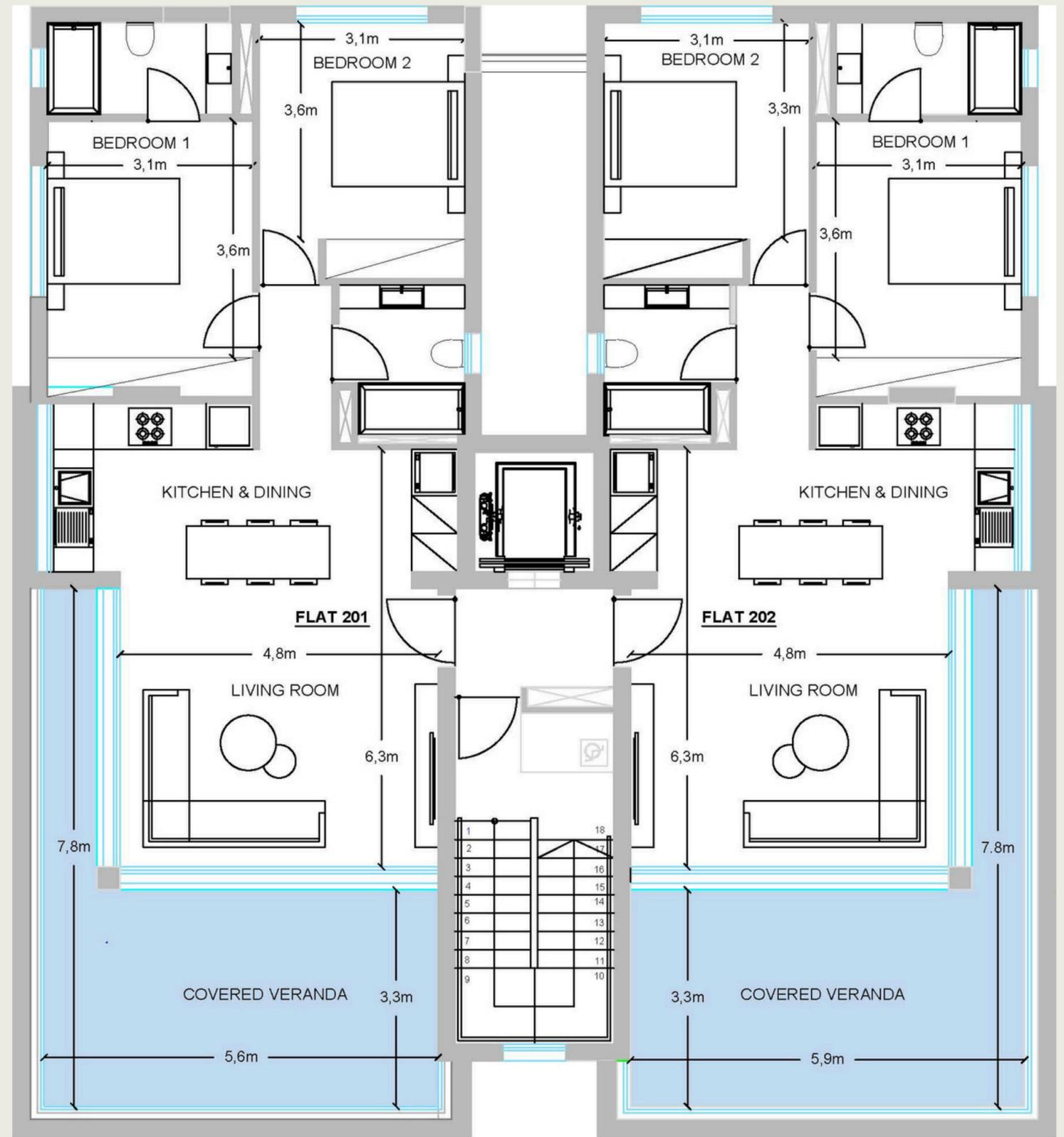
LEVEL Two

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
201	2	83	22	10	115
202	2	83	22	10	115

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



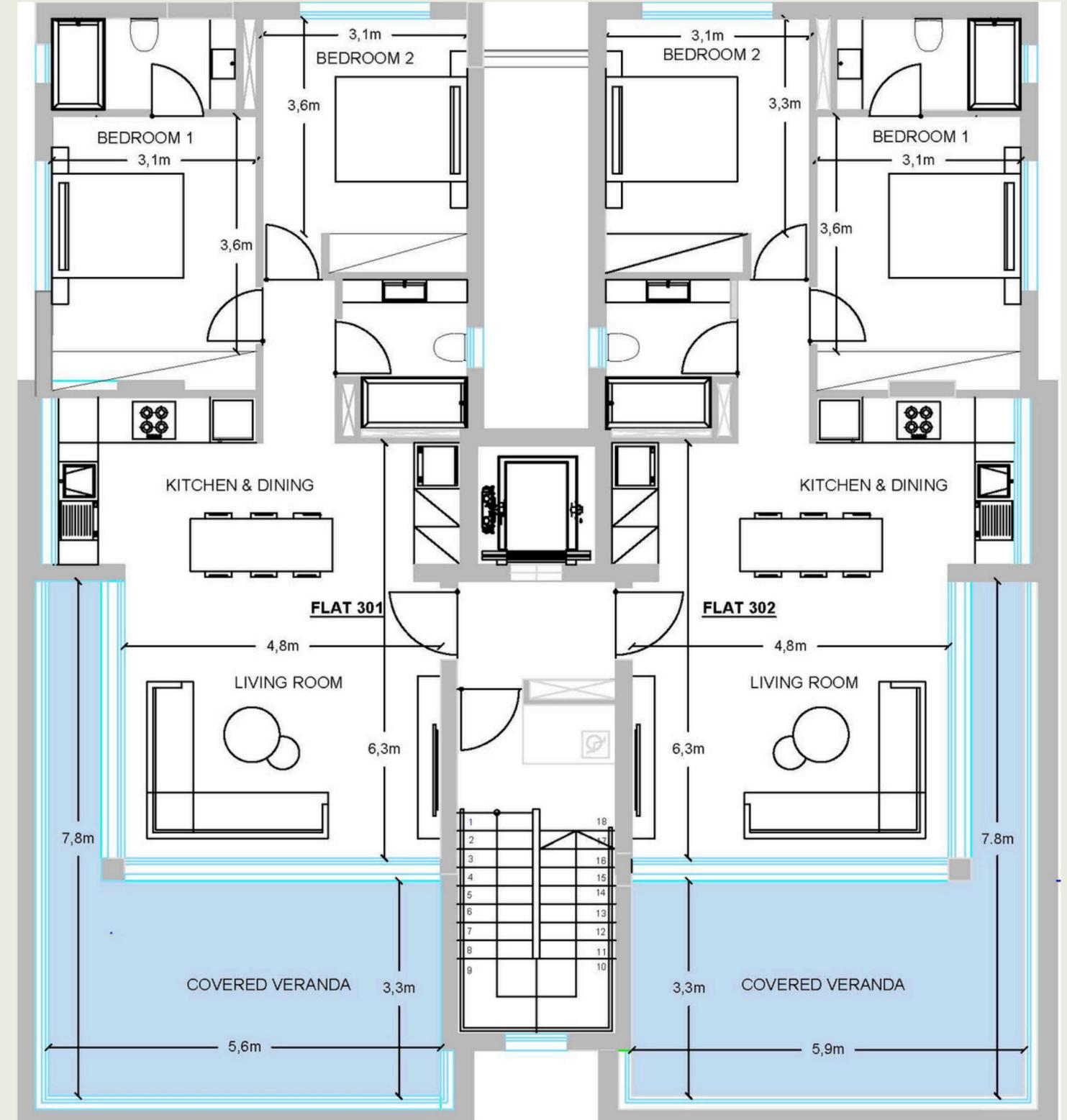
LEVEL Three

AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
301	2	83	22	10	115
302	2	83	22	10	115

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 Four

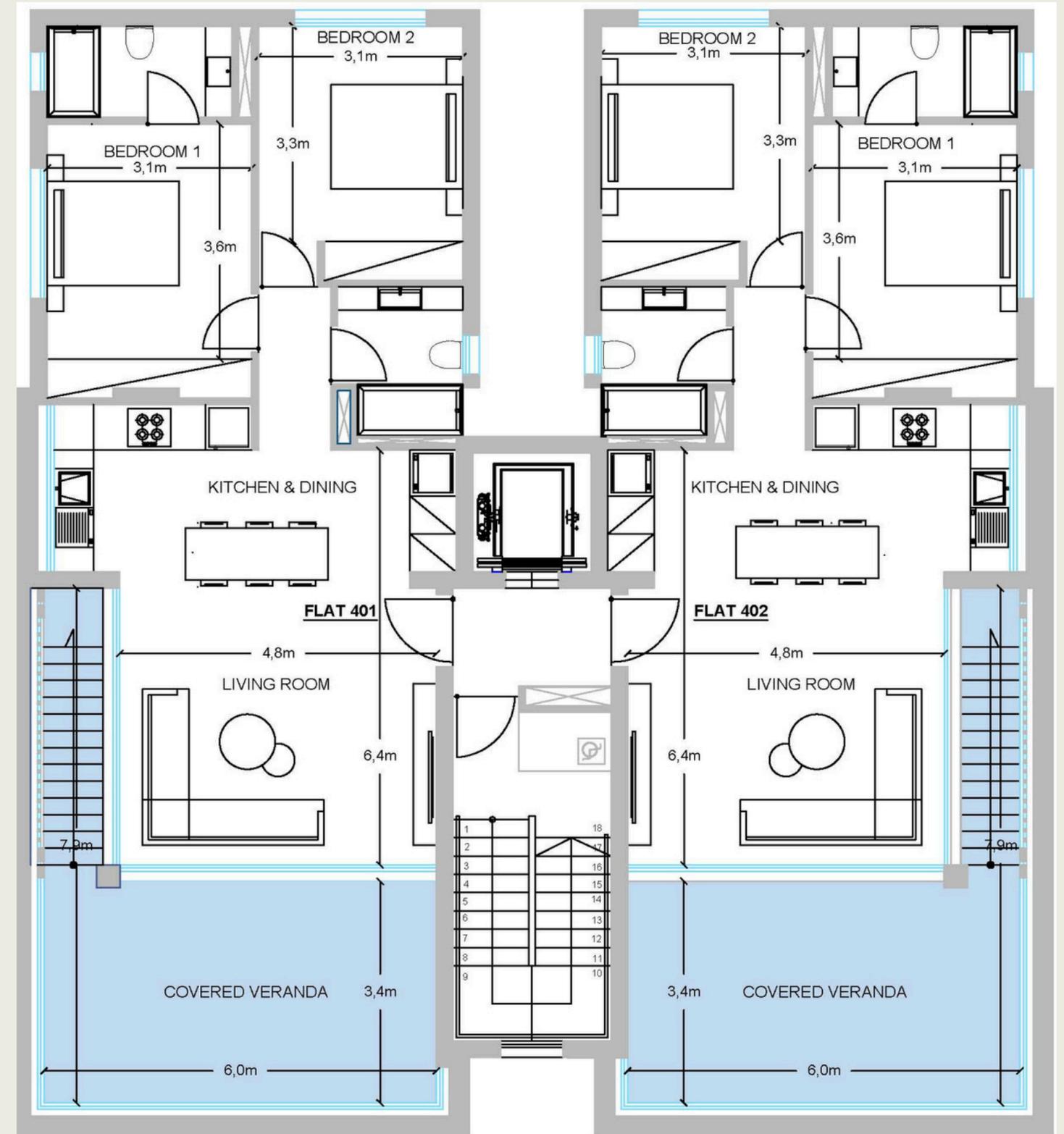
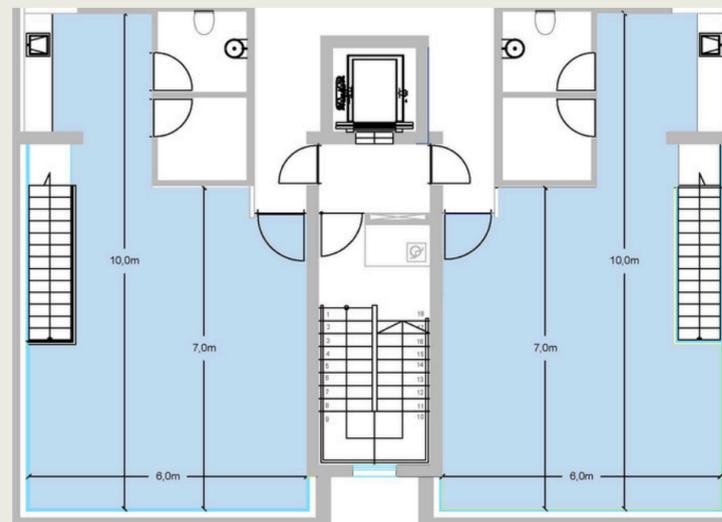
AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	ROOF GARDENS	COMMON	TOTAL AREA
401	2	83	22	60	10	175
402	2	83	22	60	10	175

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

ROOF GARDENS



Luxury specifications



UNRIVALLED CONSTRUCTION
QUALITY



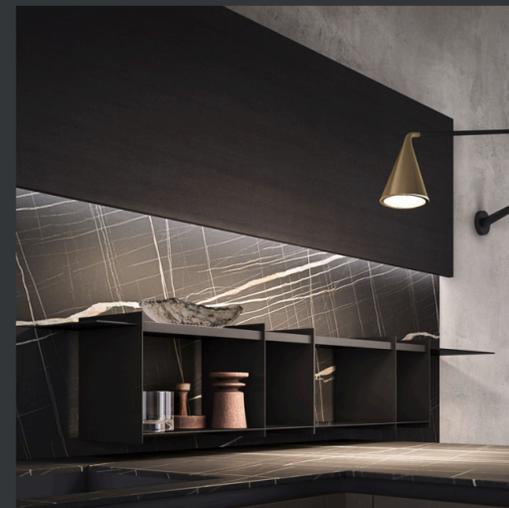
AVANT-GARDE
ARCHITECTURAL DESIGN



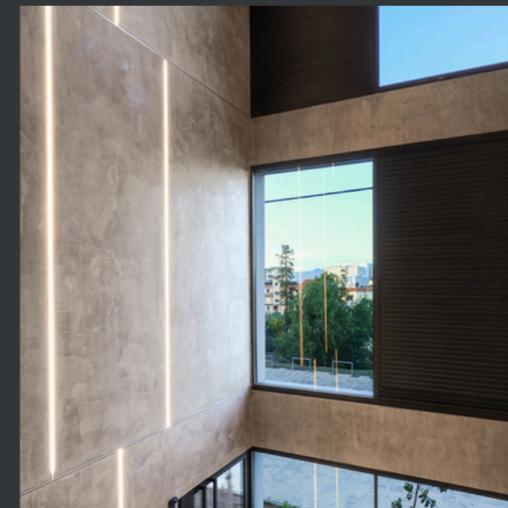
FLAT-SLAB
STRUCTURAL DESIGN



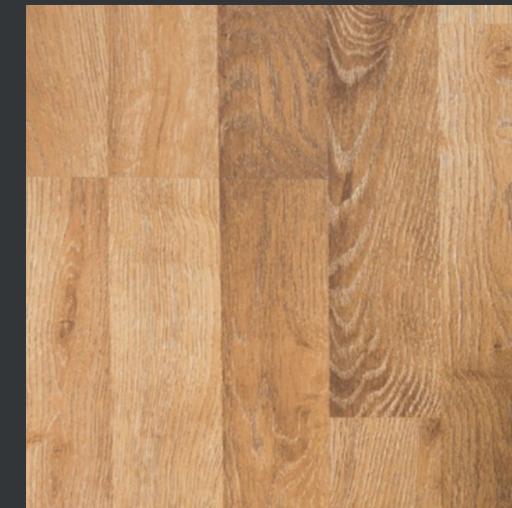
'A' GRADE THERMAL RATING



LUXURY ITALIAN KITCHENS
BY PEDINI



ARCHITECTURAL LIGHTING



HARD-WOOD PARQUET
FLOORING

Luxury specifications



COMPLETE INSTALLATION OF AIR-CONDITIONING



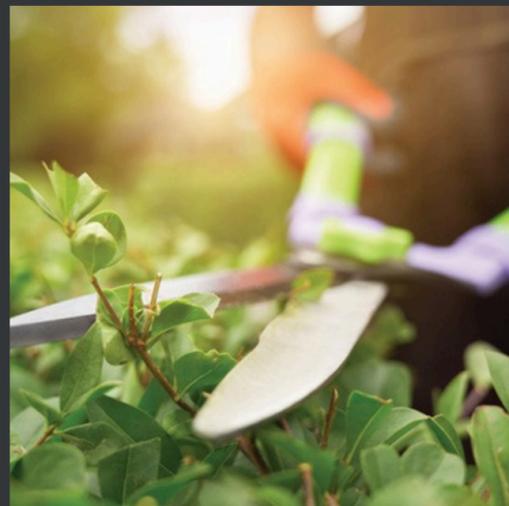
ELECTRIC EXTERNAL SHADING SYSTEMS



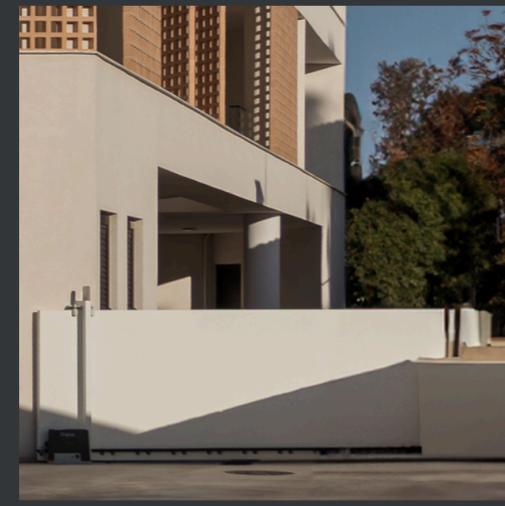
PHOTOVOLTAIC SYSTEM FOR EACH APARTMENT



UNDERFLOOR HEATING SYSTEM (HEAT PUMP)



LANDSCAPING



AUTOMATED GARAGE DOORS



FLOOR TO CEILING OPENINGS



Availability

LEVEL	APARTMENT	BEDROOMS	INTERNAL AREA	COVERED VERANDA	COMMUNAL AREA	TOTAL COVERED AREA	ROOF GARDEN	STORE ROOM	PARKING SPACES	STATUS
1	101	2	83	22	10	115	-	1	1	AVAILABLE
1	102	2	83	22	10	115	-	1	1	SOLD
2	201	2	83	22	10	115	-	1	1	AVAILABLE
2	202	2	83	22	10	115	-	1	1	SOLD
3	301	2	83	22	10	115	-	1	1	AVAILABLE
3	302	2	83	22	10	115	-	1	1	AVAILABLE
4	401	2	83	22	10	115	60	1	1	AVAILABLE
4	402	2	83	22	10	115	60	1	1	AVAILABLE

*Prices are subject to VAT

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 taught in English, French, German, Russian, 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.

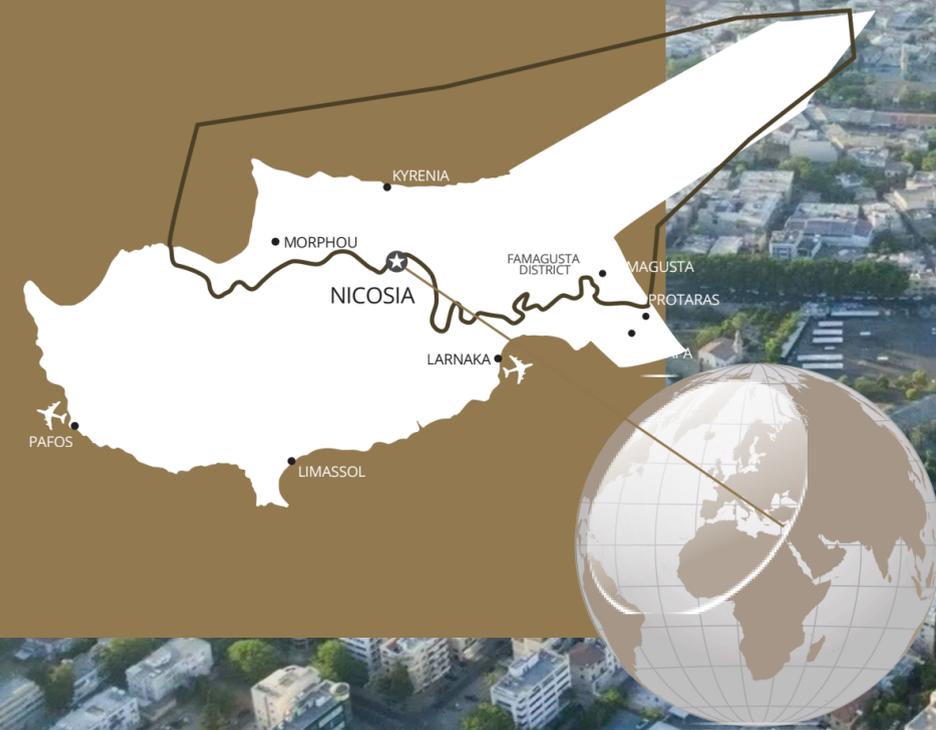
The high quality of life is without doubt one of Cyprus' most attractive attributes. Indicatively, the island was ranked as the 5th best relocation destination worldwide by the 2013 Knight Frank Global Lifestyle Review.

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 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 where escape is possible in a naturally beautiful and green environment.

The capital itself is steeped in history and areas of the region, a different world culture, with a charming old city surrounded unfolds; tranquil and picturesque, stretching by massive Venetian walls, and the island's across countryside and mountain villages, 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 island's commercial and businesses centre all the family. And its selection of cuisine with a rich history, and rural surroundings is equally as diverse as its overall character.

As you leave the city and enter the rural 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.



