

TSENTAS



AESOP  
RESIDENCE

PROMETHEUS RESIDENCE



HERMES RESIDENCE



THE LEGACY



PERSEAS RESIDENCE



ATLANTIA RESIDENCE



CALLISTE RESIDENCE

AESOP 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.



AESOP RESIDENCE

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

JULIA MORGAN



Aesop Residence is a contemporary residential development defined by calm architectural expression, generous outdoor living, and a strong connection to its natural surroundings.

Designed as a low-rise, boutique building, it offers a refined Mediterranean lifestyle where light, greenery, and spatial fluidity shape everyday living.

The project balances sculptural form with warmth and practicality, creating an elegant yet relaxed residential environment that feels both timeless and distinctly modern.

The building is conceived as a layered, fluid composition, with softly curved concrete floor plates wrapping the façade and forming deep, continuous balconies. These generous overhangs provide natural solar protection while enhancing privacy and outdoor living.

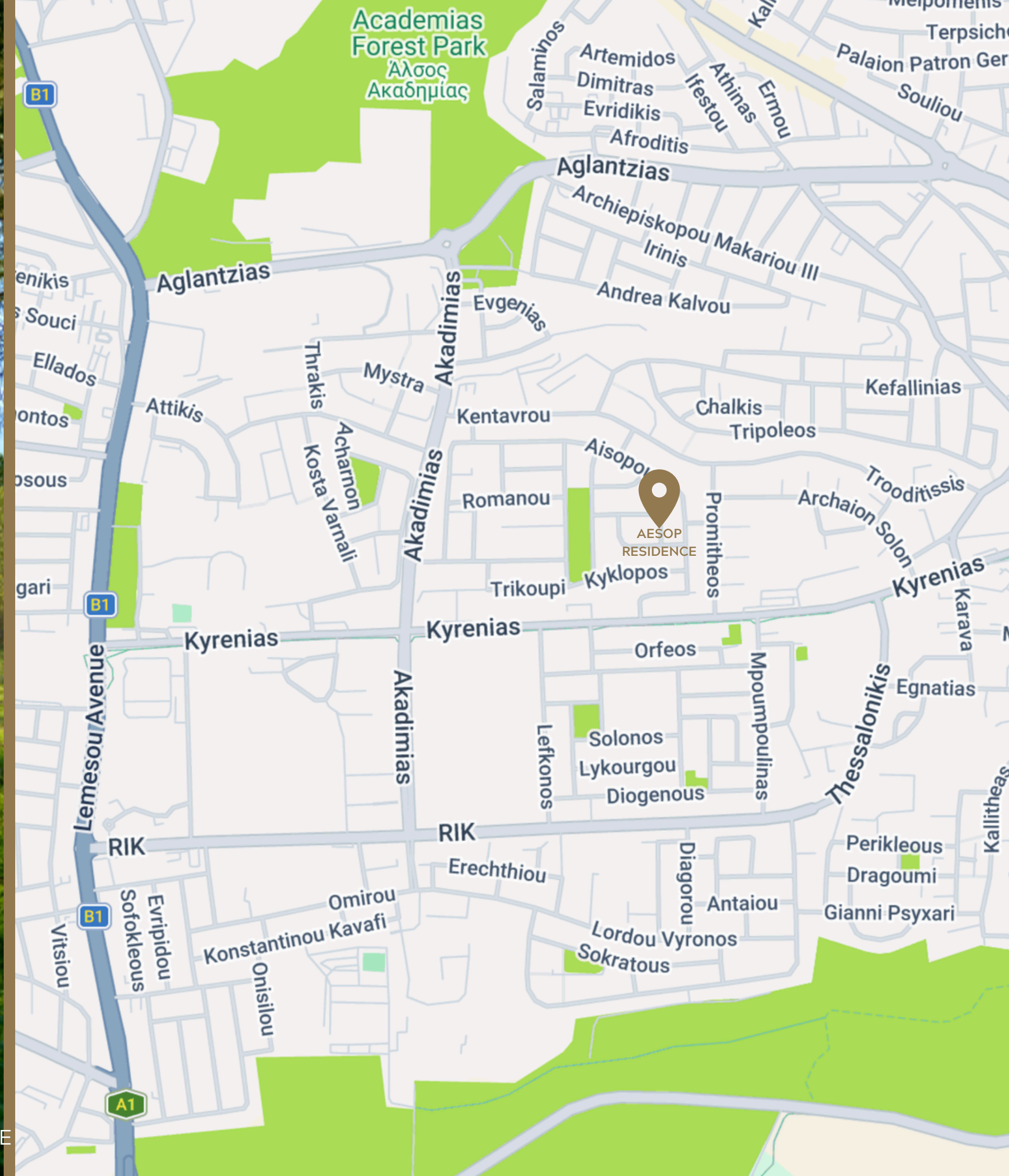
AESOP RESIDENCE

# Your new neighbourhood

Aesop Residence enjoys a privileged location in one of Nicosia's most peaceful and well-connected residential areas, offering the perfect balance between urban convenience and a calmer, greener way of living.

The residence provides easy access to the city centre, the University of Cyprus and key everyday amenities, while remaining within walking distance from the Academia and Athalassa National Forest Park – two of Nicosia's most important natural landmarks.

This unique setting enhances the character of the project, creating an ideal environment for modern living: quiet, accessible, close to nature and perfectly suited to both homeowners and investors seeking long-term value in a desirable residential address.



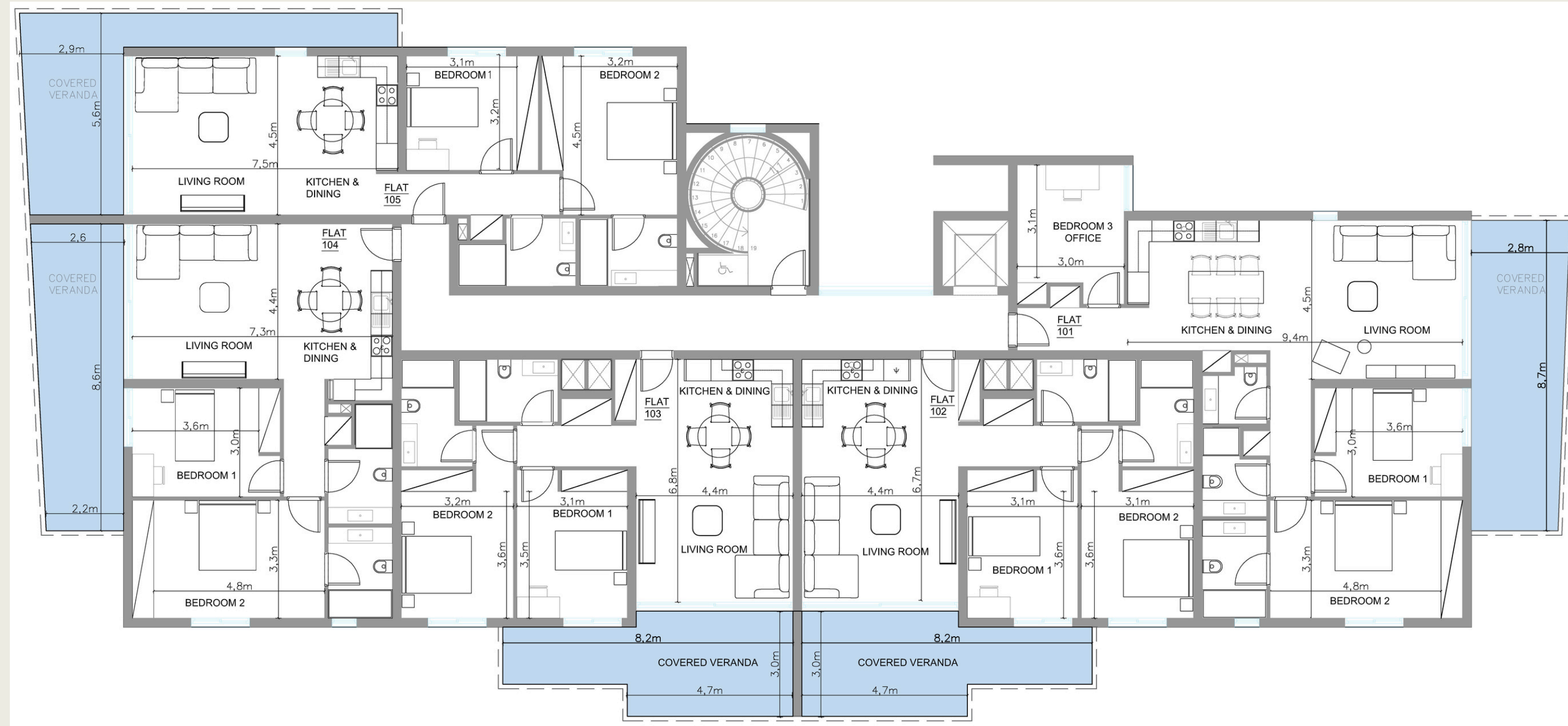
# LEVEL One

## AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
101	3+1	114+12	22	11	159
102	2	82	20	8	110
103	2	82	20	8	110
104	2	87	20	9	116
105	2	88	23	9	120

## 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



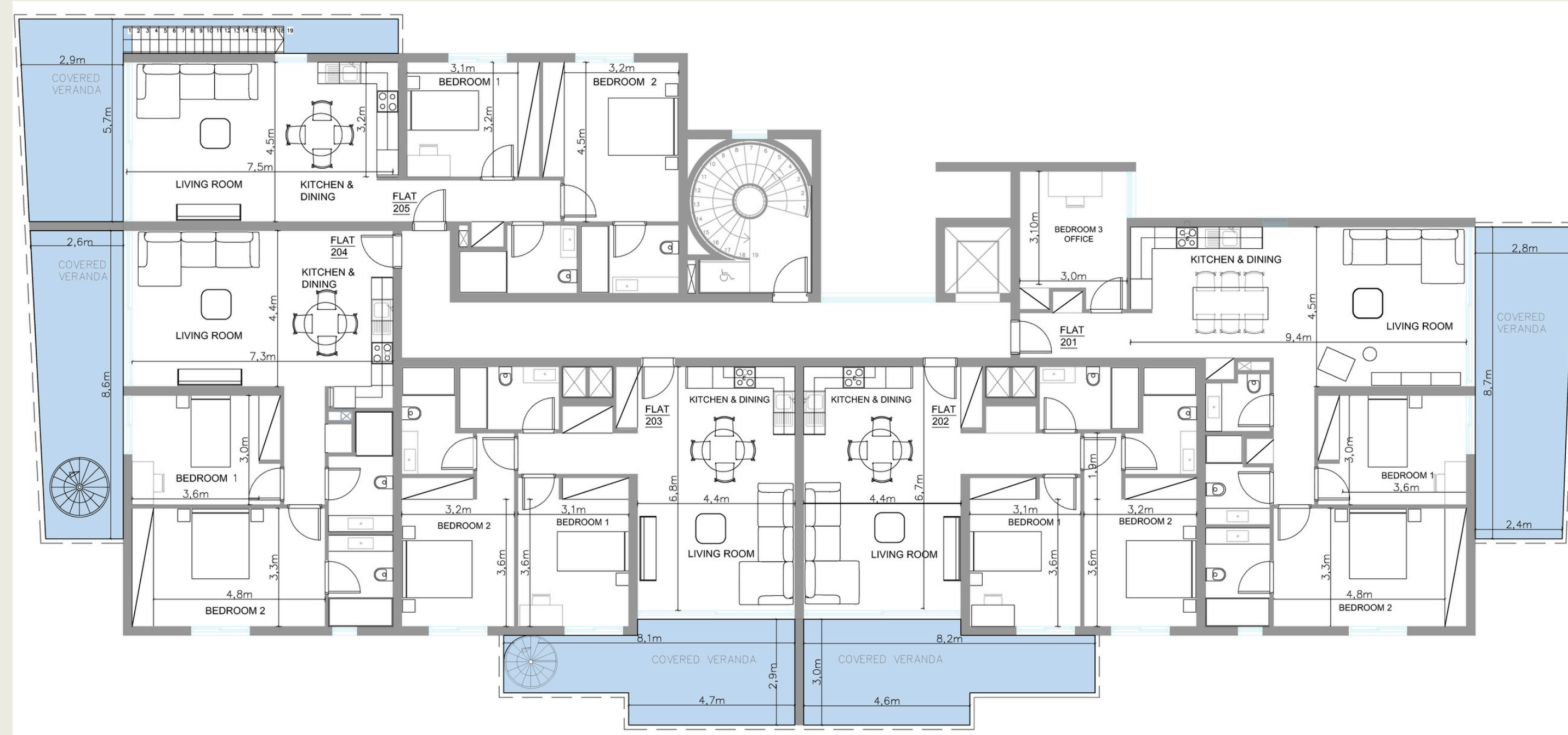
# LEVEL Two

## AREA

UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
201	3+1	114+12	22	11	159
202	2	82	20	8	110
203	2+1	82+12	20+45 r.g.	8	167
204	2+1	87+12	20+97 r.g.	9	225
205	2+1	88+12	23+73 r.g.	9	205

## HIGHLIGHTS

- Large floor-to-ceiling balcony doors
- Underfloor heating with heat-pump technology
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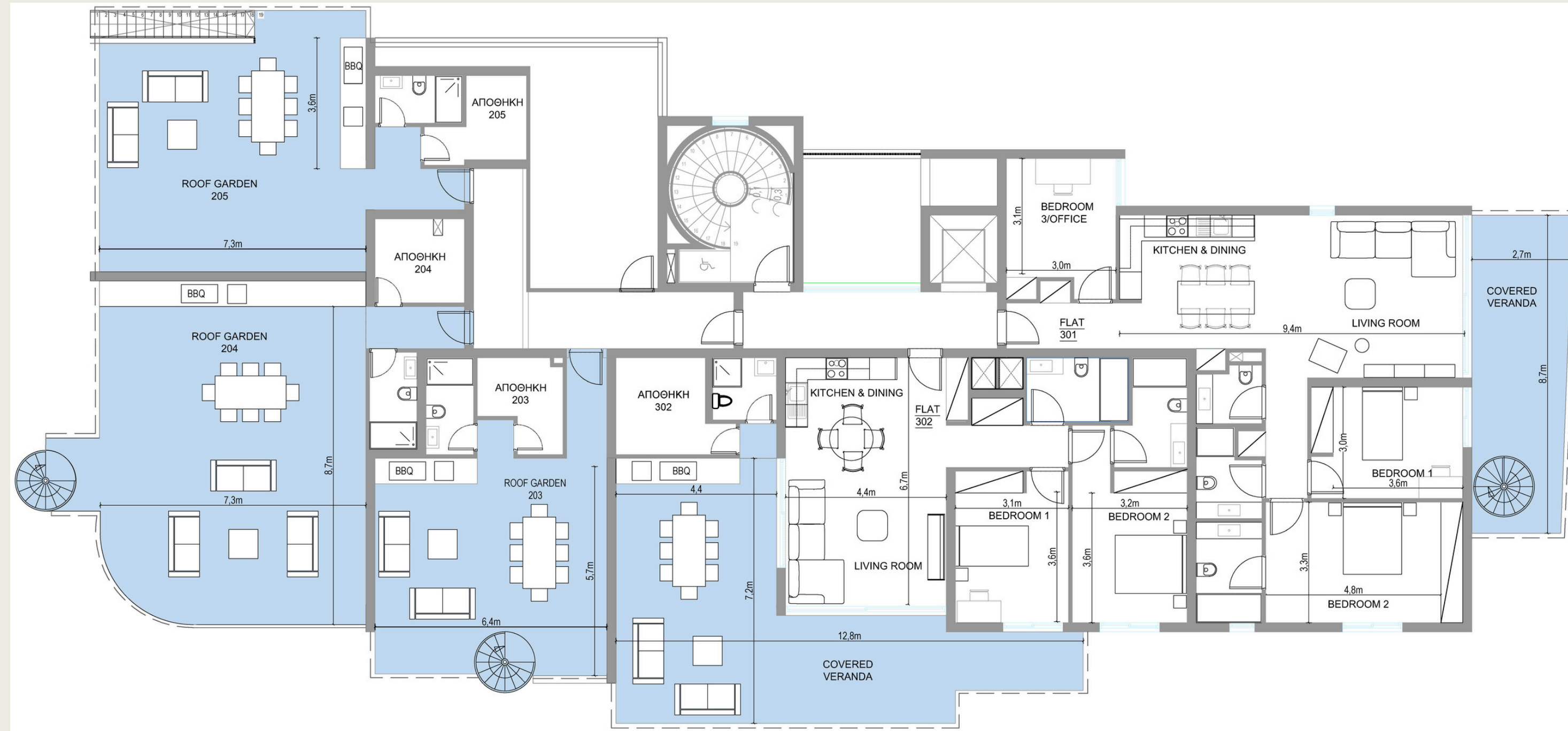
# LEVEL Three

## AREA

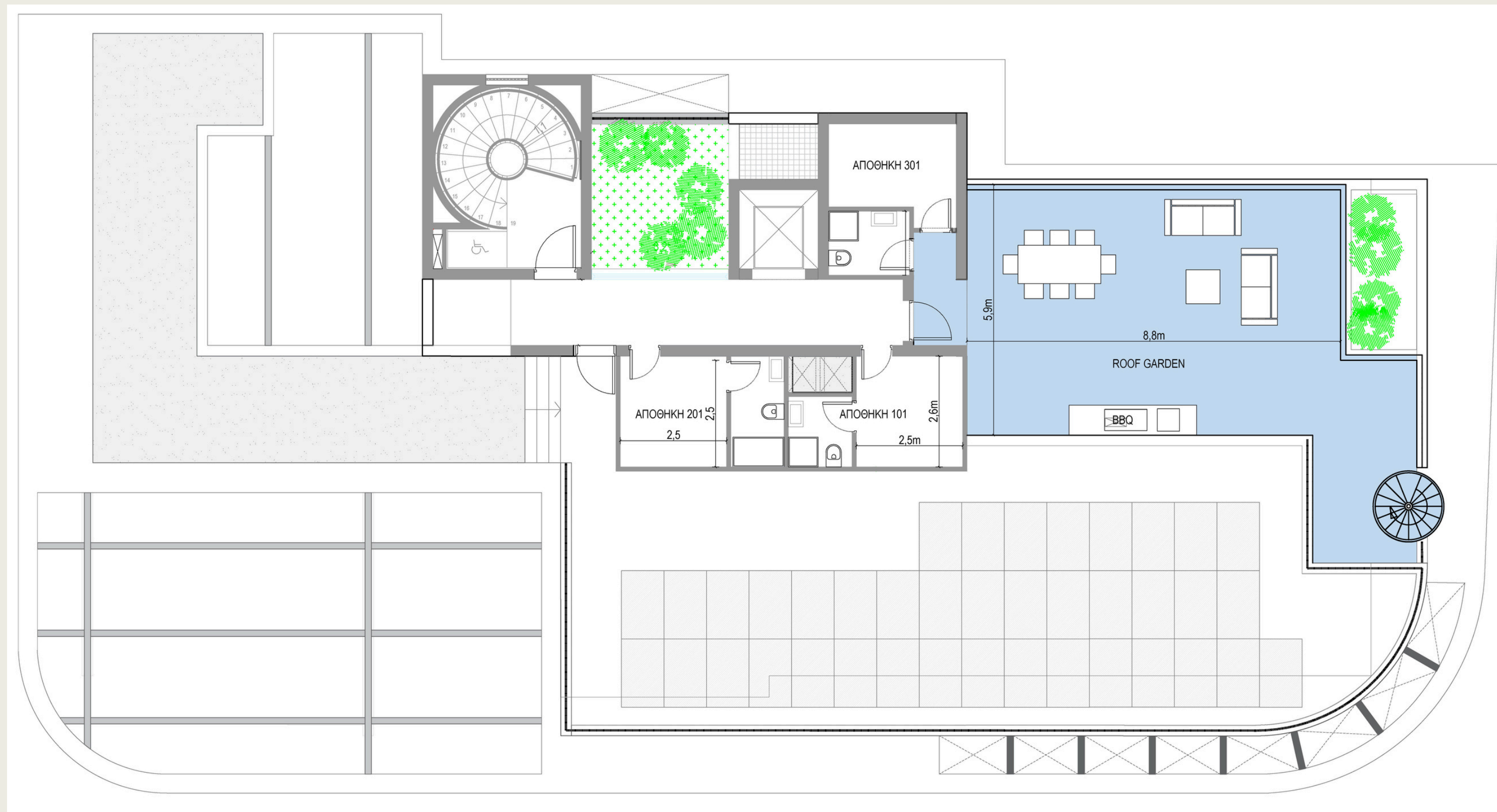
UNIT	BEDROOMS	INTERNAL	COVERED VERANDAS	COMMON	TOTAL AREA
301	3+1	114+12	22+80r.g.	11	239
302	2+1	82+12	20+37u.v.	8	159

## 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
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LEVEL  
Four



# Luxury specifications



UNRIVALLED CONSTRUCTION  
QUALITY



AVANT-GARDE  
ARCHITECTURAL DESIGN



FLAT-SLAB  
STRUCTURAL DESIGN



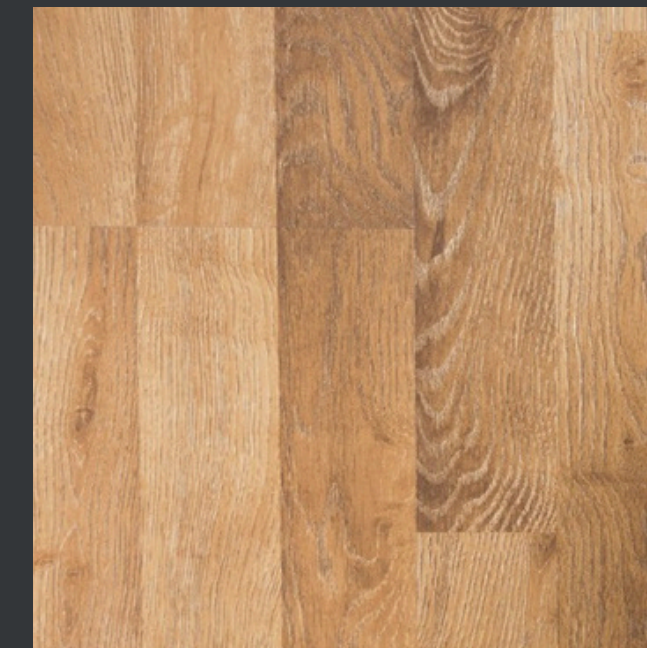
'A' GRADE THERMAL RATING



LUXURY ITALIAN KITCHENS  
BY PEDINI



ARCHITECTURAL LIGHTING



HARD-WOOD PARQUET  
FLOORING

# Luxury specifications



COMPLETE INSTALLATION OF AIR-CONDITIONING



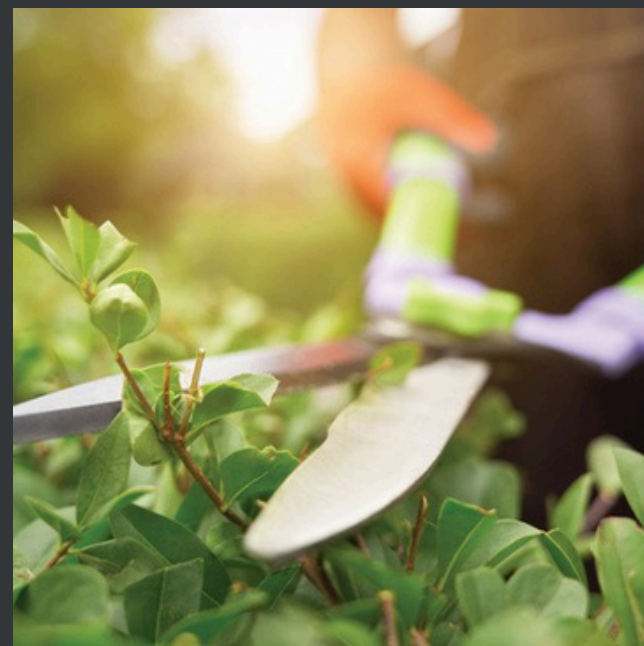
ELECTRIC EXTERNAL SHADING SYSTEMS



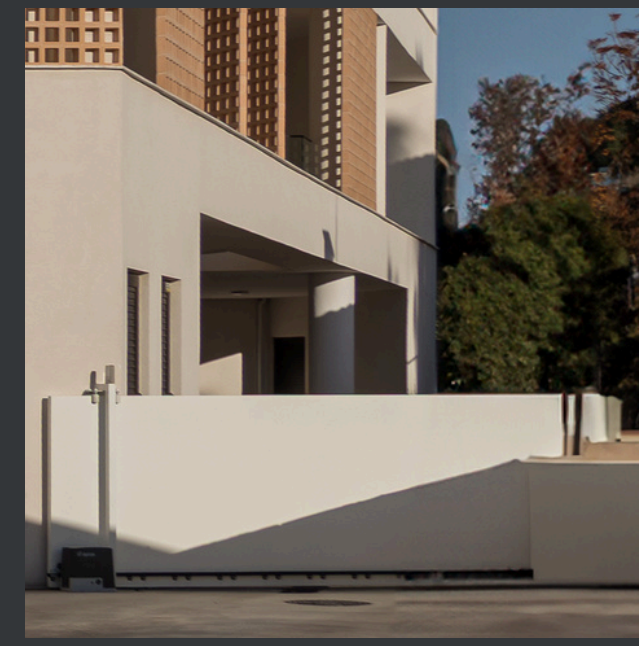
PHOTOVOLTAIC SYSTEM FOR EACH APARTMENT



UNDERFLOOR HEATING SYSTEM (HEAT PUMP)



LANDSCAPING



AUTOMATED GARAGE DOORS



FLOOR TO CEILING OPENINGS

# Availability

LEVEL	APARTMENT	BEDROOMS	INTERNAL AREA	COVERED VERANDA	UNCOVERED VERANDA	MAID'S ROOM	ROOF GARDEN	COMMUNAL AREA	TOTAL AREA	STORE ROOM	PARKING SPACES	STATUS
1	101	3+1	114	22	-	12	-	11	159	1	2	AVAILABLE
1	102	2	82	20	-	-	-	8	110	1	1	SOLD
1	103	2	82	20	-	-	-	8	110	1	1	SOLD
1	104	2	87	20	-	-	-	9	116	1	1	AVAILABLE
1	105	2	88	23	-	-	-	9	120	1	1	AVAILABLE
2	201	3+1	114	22	-	12	-	11	159	1	2	AVAILABLE
2	202	2	82	20	-	-	-	8	110	1	1	SOLD
2	203	2	82	20	-	12	45	8	167	1	1	AVAILABLE
2	204	2	87	20	-	12	97	9	225	1	1	AVAILABLE
2	205	2	88	23	-	12	73	9	205	1	1	AVAILABLE
3	301	3+1	114	22	-	12	80	11	239	1	2	AVAILABLE
3	302	2	82	20	37	12	-	8	159	1	1	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 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.

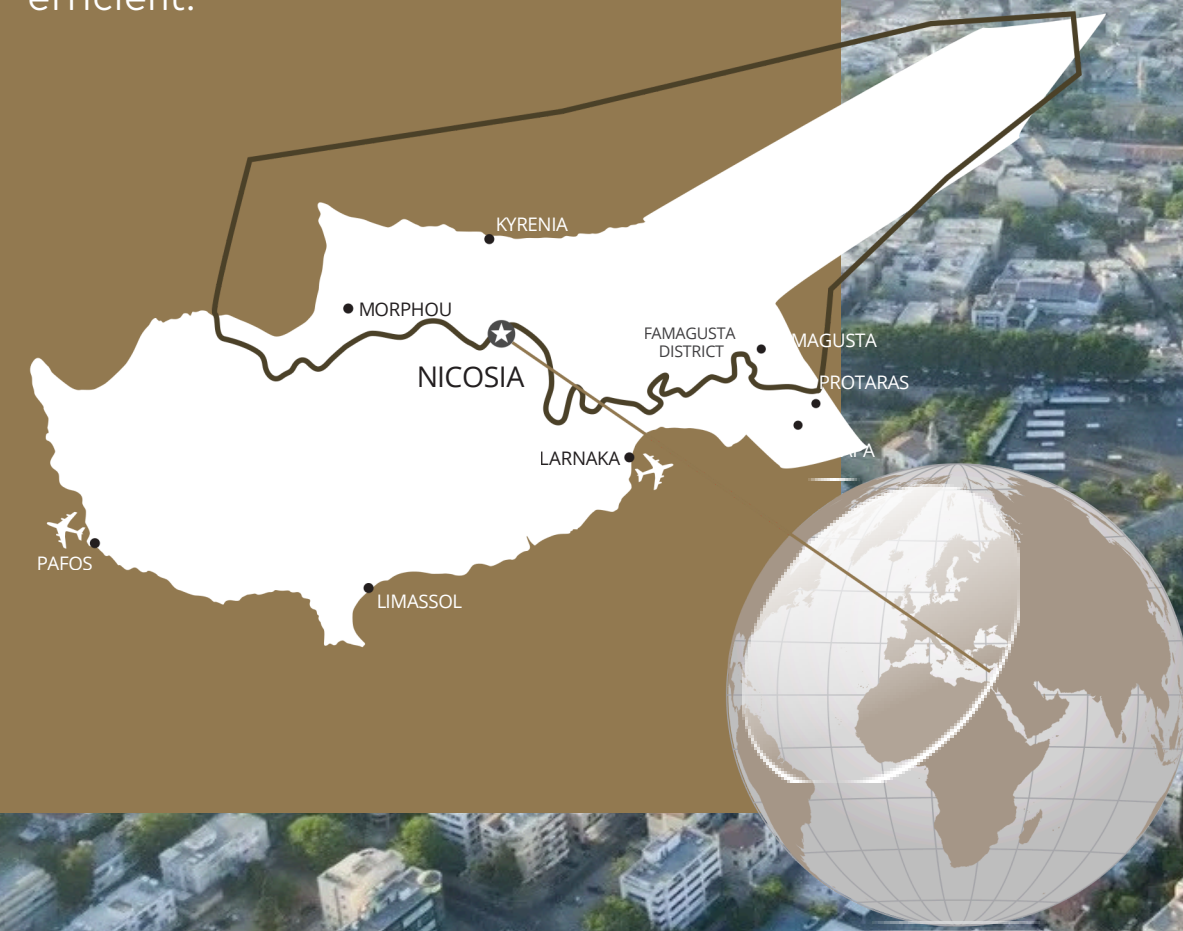
The high quality of life is without doubt one of Cyprus' most attractive attributes. Indicatively, the island was ranked as the 5th best relocation destination worldwide by the 2013 Knight Frank Global Lifestyle Review.

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.





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