

A project by **Green Park Residences**

THE Courtyard



An extraordinary RESIDENTIAL DEVELOPMENT

The Courtyard is a prestigious and singular development. Nature and tradition harmoniously combine with modernism and elegance to offer a secure haven, surrounded by tranquil green spaces for you and your family to enjoy a quality lifestyle and create the memorable moments of your lives.

This visionary concept, by Green Park Residences, was influenced by the traditional, welcoming Cypriot courtyard model to create a contemporary equivalent, providing an ideal environment for the collective and individual well-being.





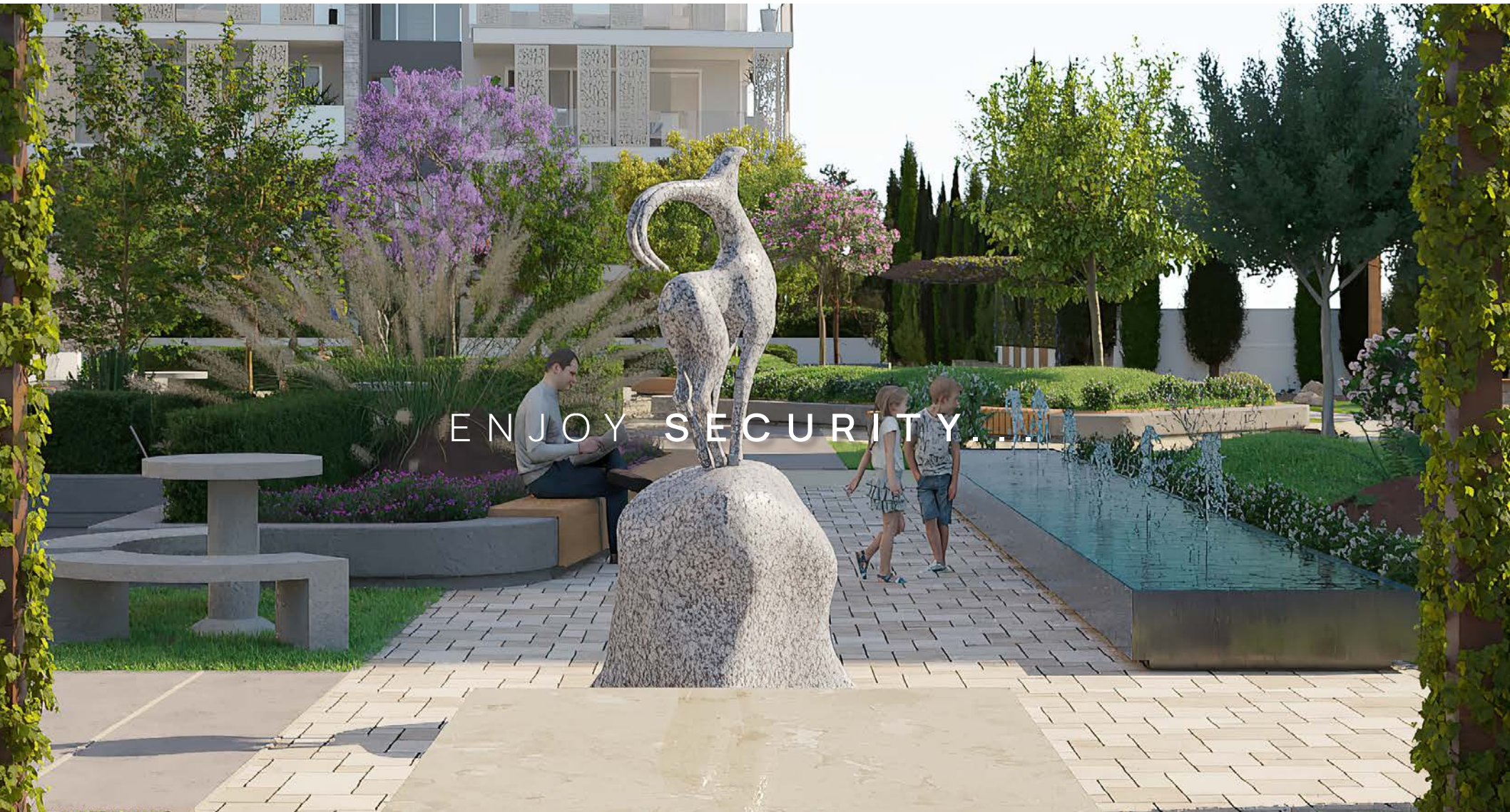
This innovative, private, gated community is home to six progressive apartment buildings with breathtaking views of Athalassa Forest and beyond. Meticulously designed and well-spaced apart, the residences are aesthetically positioned in ten thousand square metres of elevated, prime real estate in Dasoupolis, Nicosia. Set on the development's perimeter, all the buildings overlook a thriving central courtyard of two and a half thousand square meters, further complemented by extensive lush gardens.

Every element of The Courtyard's grounds and residences has been thoughtfully planned and designed to maximise its use for each resident's lifestyle preference.

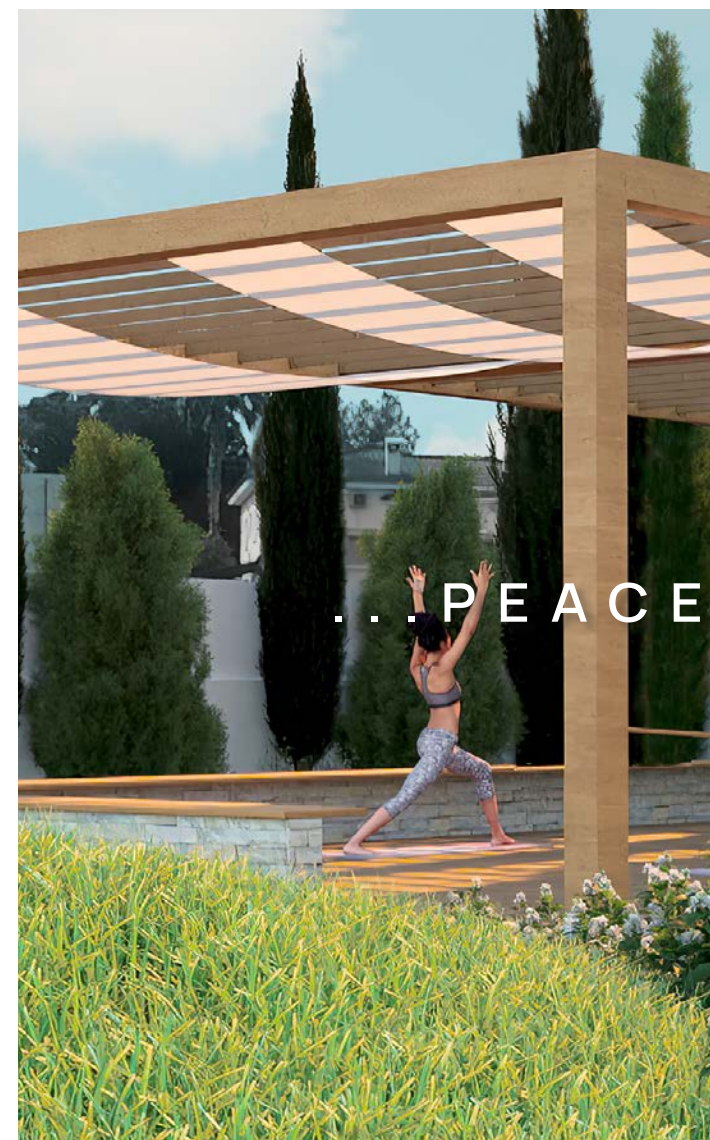
*A fully fenced perimeter, supervised main entrance and underground parking guarantee privacy and security. Landscaped evergreen gardens, shaded walkways and cooling water features imbue well-being. For peace of mind, residents can sit and relax under the Jacaranda trees that shade the squares or enjoy quiet workspaces. They can socialise and mingle with friends on benches scattered throughout the gardens and make the most of the leisure facilities, such as the custom-built exercise deck, *the Gym* or the 350m running track that encircles the grounds. Children are safe to play and explore within the Courtyard's car-free zone and in the designated gated playground. Outdoor barbecue space and dining areas offer the chance to keep up with the beautiful culinary and cultural traditions of Cyprus.*

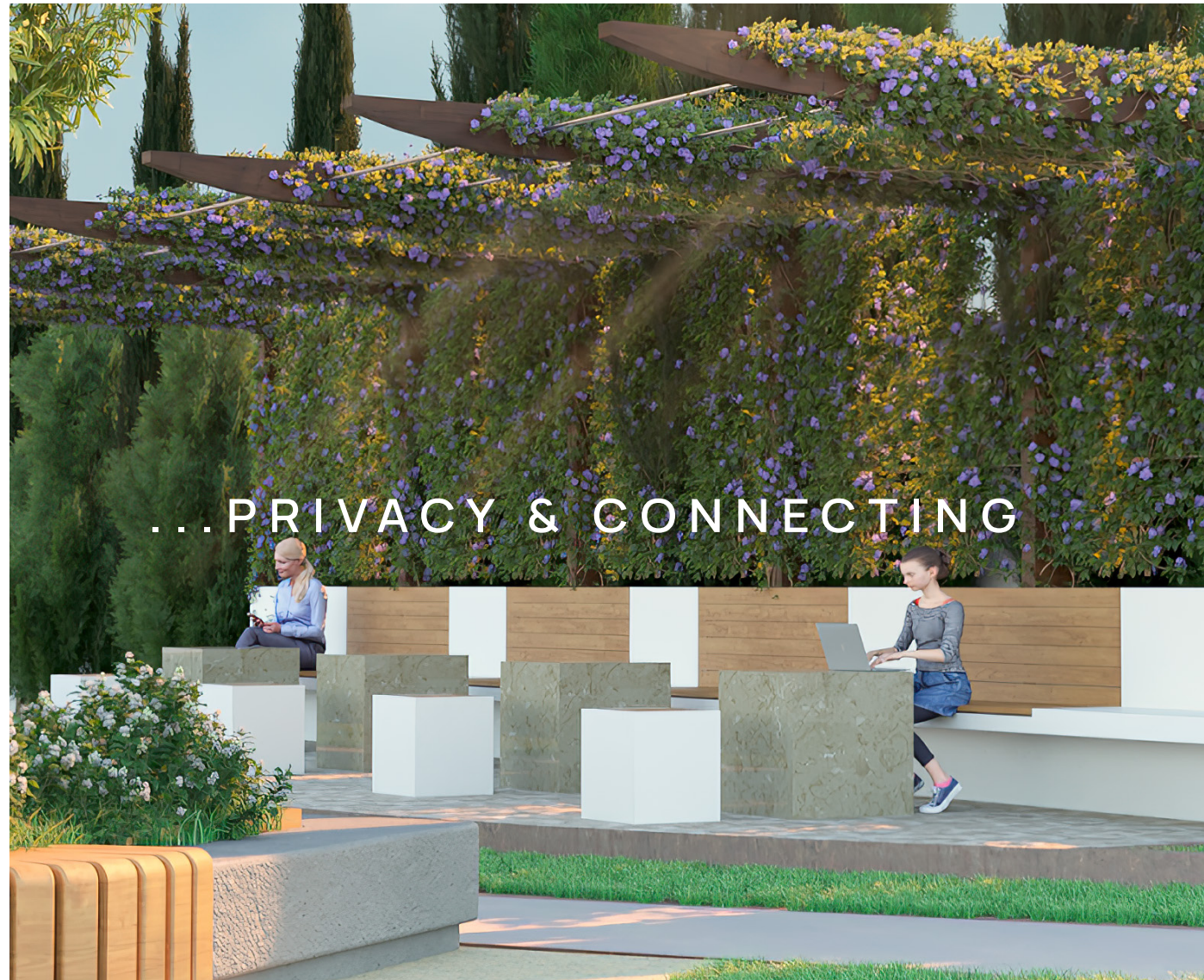
The Courtyard is yours to enjoy!

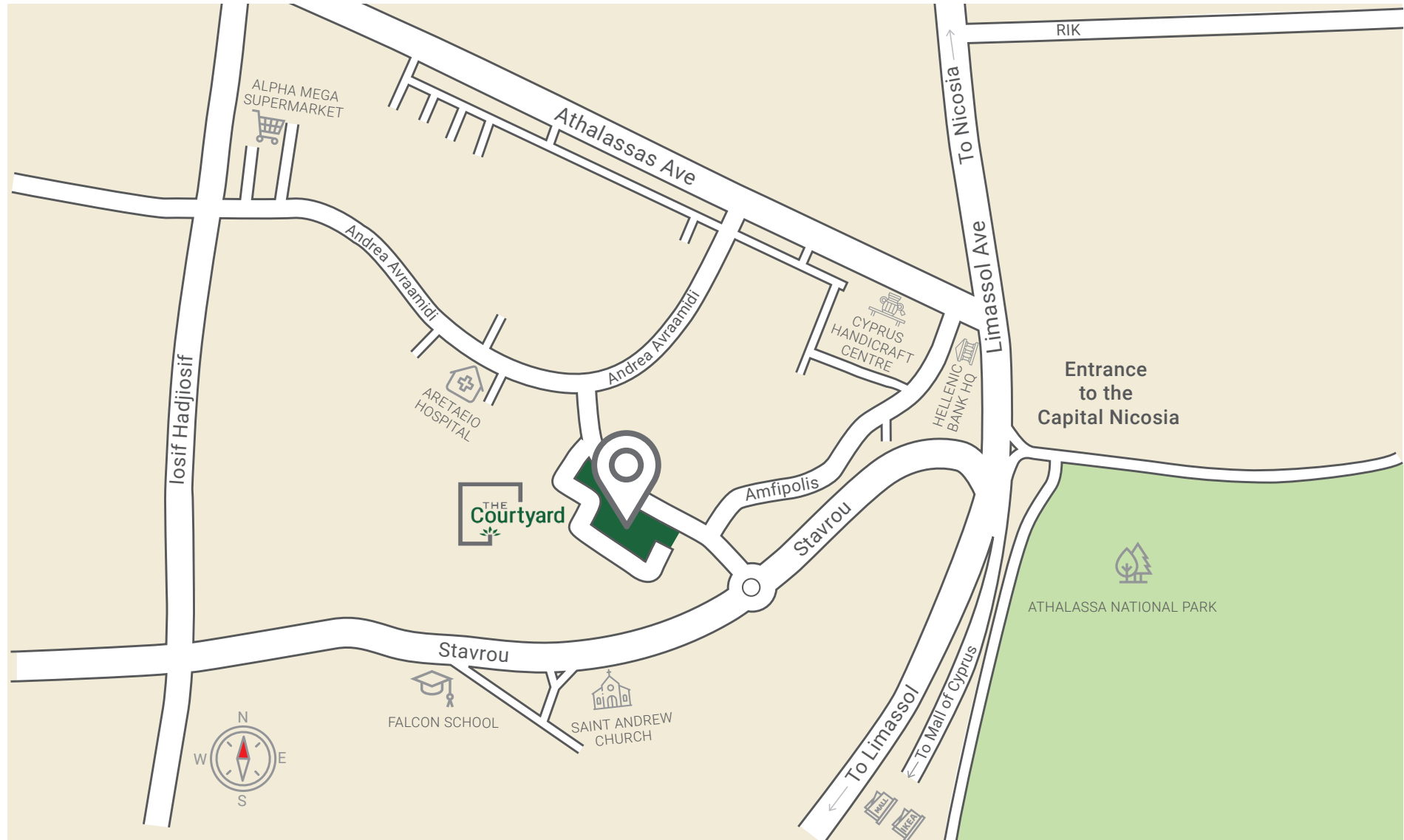




ENJOY SECURITY...









YOUR NEIGHBOURHOOD

Well Connected

In the heart of Dasoupolis, The Courtyard takes centre stage in a peaceful, attractive neighbourhood that keeps you conveniently connected to Nicosia's city centre and offers fast access to the Nicosia highway and other major routes. Within walking distance, you will find cafes, local shopping, amenities and public transport. Reputable private and state schools, hospitals, malls, and the Athalassa National Park are all on your doorstep.

Just Around the Corner

Alpha Mega Supermarket, Aretaeio Hospital, The Falcon Private School, The Olympic Committee Building, The Church of Apostolos Andreas, The Cyprus Handicraft Centre

Just Under 8 minutes by Car

The Mall of Cyprus, Ikea, Nicosia General Hospital, Athalassa National Forest Park.

OUTSTANDING FEATURES

The Development

Settle for More!

- PRIME LOCATION IN NICOSIA
- QUIET, TRANQUIL NEIGHBOURHOOD
- EXCELLENT ACCESS TO HIGHWAYS & CITY CENTRE
- SECURED, FULLY FENCED PERIMETER
- CONCIERGE OFFICE AND CCTV AT THE ENTRANCE
- GATED FRONT ENTRANCE FOR VEHICLES AND PEDESTRIANS
- WIDE ENTRANCE AND EXIT DRIVEWAYS
- MAX. TWO APARTMENTS PER FLOOR WITH NO SHARED COMMON WALLS
- ALL FULL BATHROOMS HAVE WINDOWS FOR NATURAL VENTILATION AND LIGHT
- UNDERGROUND PARKING ON ONE LEVEL WITH TWO SPACES PER APARTMENT
- PROVISIONS FOR ELECTRIC VEHICLE CHARGING PORTS IN BASEMENT
- PHOTOVOLTAIC PANELS GENERATING ELECTRICITY FOR COMMON AREAS
- PHOTOVOLTAIC PANELS FOR EACH FLAT
- A TOTAL OF 5,500 m² OF LANDSCAPED GARDENS
- INDEPENDENT WATER WELL FOR IRRIGATION
- AMENITIES WITHIN WALKING DISTANCE
- POWER BACK UP GENERATORS FOR COMMON AREAS
- ON-SITE MAINTENANCE
- BEAUTIFUL 2500 m² COURTYARD DESIGN FOR EXCLUSIVE USE BY RESIDENTS
- SECURE DESIGNATED KIDS' PLAYGROUND
- 350m WALKING/RUNNING/JOGGING TRACK INSIDE THE DEVELOPMENT
- COMFORTABLE BENCHES DOTTED THROUGHOUT THE GARDENS
- RECREATIONAL PURPOSE-BUILT FITNESS AREA WITH COVERED DECK & FULLY EQUIPPED GYM
- OUTDOOR BARBECUE & DINING FACILITIES FOR COOK OUTS
- QUIET AREAS TO TAKE YOUR WORK OUTDOORS
- CALMING WATER FEATURES
- COMMUNITY WIDE HIGH-SPEED WI-FI
- ACCESS FOR DISABLED PERSONS AND SENIOR CITIZENS
- FAST MODERN LIFTS SERVING UNDERGROUND FLOOR TO ROOFS
- PET FRIENDLY
- GUEST PARKING AREAS

The Residences

- VIDEO DOOR PHONE REGULATING THREE ACCESS POINTS
- SECURITY AND FIREPROOF ENTRANCE DOORS
- UNDERFLOOR HEATING
- AIR CONDITIONING UNITS IN ALL ROOMS
- HIGH-QUALITY WOOD PARQUET
- FULLY INTEGRATED PREMIUM FITTED KITCHENS
- PRIVATE GARDENS FOR THE GROUND FLOOR FLATS OF EACH BUILDING
- PRIVATE ROOF TERRACES FOR THREE, FOUR AND FULL FLOOR APARTMENTS
- PROVISIONS FOR SMART HOME FEATURES
- SPECIALLY COMMISSIONED GLASS FEATURES FOR ENTRANCE LOBBY
- INTEGRATED PRESSURISED WATER SYSTEM
- PREMIUM QUALITY FLOORING AND EUROPEAN SANITARY WARE IN BATHROOMS
- CONTEMPORARY LIGHTING
- HIGH LEVEL OF THERMAL & ACOUSTIC INSULATION
- MOSQUITO NETS ON ALL BEDROOM WINDOWS - OPTIONAL
- ELECTRIC SHUTTERS ON ALL BEDROOM WINDOWS
- FULL HEIGHT WARDROBES TO MAXIMISE STORAGE SPACE
- HIGH CEILINGS OF 2.90m IN BEDROOMS AND LIVING AREAS
- FULL WALL HEIGHT PREMIUM CERAMIC TILING IN BATHROOMS
- LARGE BALCONIES FOR DINING AND LOUNGING
- LARGE DOUBLE-GLAZED THERMAL WINDOWS AND DOORS
- SLIDING SCREENS ON BALCONIES FOR SHADE AND PRIVACY
- SPACIOUS STORAGE SPACE IN UNDERGROUND PARKING AREA FOR EACH APARTMENT
- PHOTOVOLTAIC PANELS FOR EACH FLAT
- ALL THE BUILDINGS HAVE ENERGY PERFORMANCE CERTIFICATE A





*“We build your homes
for you to enjoy
every one of life’s
treasured moments.”*





LIVING & DINING

ENJOY

*An Abundance of Space
and Natural Light* 





FAMILY ROOMS

ENJOY

Quality Moments 





OFFICES

ENJOY
Working from Home 

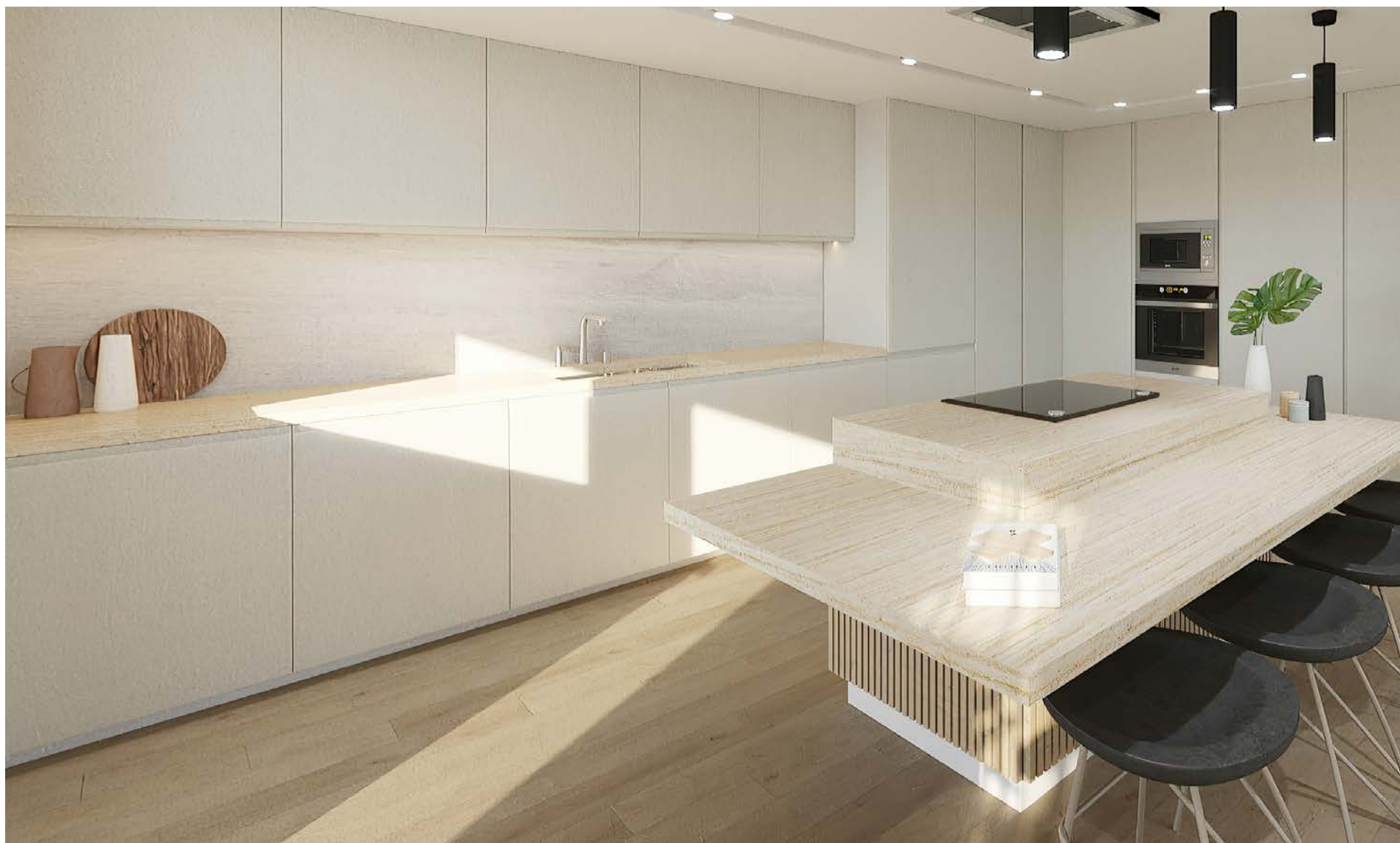




BED ROOMS

ENJOY

Your Personal Space 





KITCHENS

ENJOY

Stunning Design 





BATHROOMS

ENJOY

Expert Craftsmanship 





ROOF TERRACES & BALCONIES

ENJOY

Breathtaking Views 



A PREMIUM SIX-STOREY DEVELOPMENT COMPRISING
EXPANSIVE 2, 3, 4, AND 5 BEDROOM APARTMENTS



OAK RESIDENCES



PINE RESIDENCES



OLIVE RESIDENCES



ALMOND RESIDENCES



ORANGE RESIDENCES



LEMON RESIDENCES







THE RESIDENCES

Excellence in every little detail

The Courtyard houses sixty six elegant, spacious apartments of distinctive architecture and cutting-edge interior design.

Each building consists of six storeys; one building houses entire floor apartments whereas the other buildings house only two apartments per floor. Private roof terraces for the top floors of the three-bedroom, four-bedroom and full-floor apartments offer generous extra living space. All ground floor apartments have the added benefit of private, sizeable gardens.

The buildings' appealing design ensures that each apartment is fully independent with no shared walls, offering unobstructed light, ventilation, and views. This perceptive layout guarantees maximum privacy for each apartment. As an added feature, each building is named after a different local tree that adorns each façade, encapsulating Cyprus' natural flora and Mediterranean feel.





OAK RESIDENCES

Full Floor 5 Bedroom Apartments



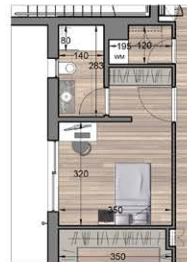
OAK RESIDENCES

Full Floor 5 Bedroom Apartments





Option with open plan kitchen



Option with bedroom and en-suite bathroom



TYPICAL FLOOR



OAK RESIDENCES

Full Floor 5 Bedroom Apartments



OAK RESIDENCES - Full Floor 5 Apartments								
APT No	INTERNAL	COVERED VERANDA	GARDEN	ROOF GARDEN	COMMON AREAS	STORAGE ROOM	PARKING SPACE	TOTAL AREA
001	258.0	72.0	255.0	0.0	32.0	16.6	2	633.6
101	258.0	72.0	0.0	0.0	32.0	11.9	2	373.9
201	258.0	72.0	0.0	0.0	32.0	11.8	2	373.8
301	258.0	72.0	0.0	0.0	32.0	12.0	2	374.0
401	258.0	72.0	0.0	0.0	32.0	12.0	2	374.0
501	258.0	72.0	0.0	156.0	32.0	17.3	2	535.3

AREAS IN m²





PINE RESIDENCES

4 Bedroom Apartments



PINE RESIDENCES

4 Bedroom Apartments



GROUND FLOOR

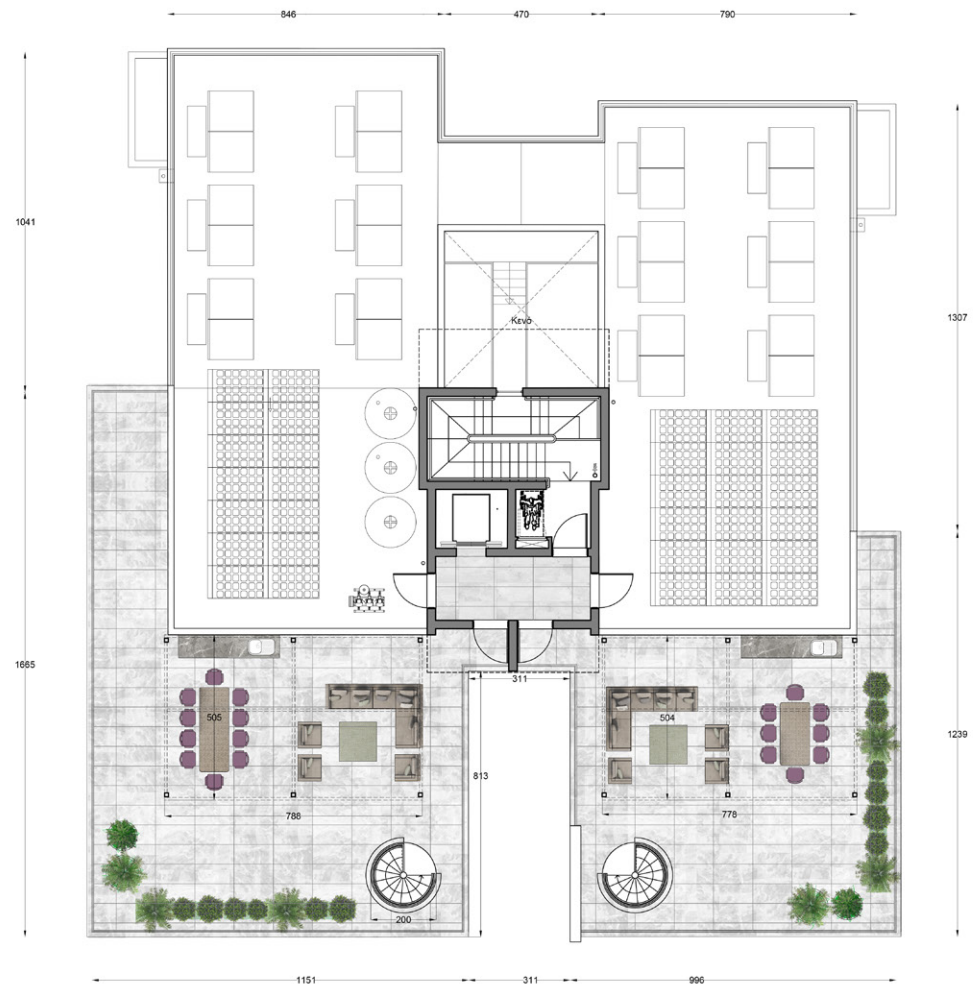


TYPICAL FLOOR



PINE RESIDENCES

4 Bedroom Apartments



ROOF TERRACE

PINE RESIDENCES - 4 Bedroom Apartments

APT No	INTERNAL	COVERED VERANDA	GARDEN	ROOF GARDEN	COMMON AREAS	STORAGE ROOM	PARKING SPACE	TOTAL AREA
001	177.6	45.0	125.0	0.0	30.9	7.8	2	386.3
002	207.7	65.2	146.0	0.0	30.9	8.1	2	457.9
101	177.6	45.0	0.0	0.0	30.9	6.5	2	260.0
102	207.7	65.2	0.0	0.0	30.9	6.5	2	310.3
201	177.6	45.0	0.0	0.0	30.9	6.6	2	260.1
202	207.7	65.2	0.0	0.0	30.9	6.5	2	310.3
301	177.6	45.0	0.0	0.0	30.9	6.7	2	260.2
302	207.7	65.2	0.0	0.0	30.9	6.8	2	310.6
401	177.6	45.0	0.0	0.0	30.9	7.2	2	260.7
402	207.7	65.2	0.0	0.0	30.9	7.2	2	311.0
501	177.6	45.0	0.0	100.0	30.9	10.4	2	363.9
502	207.7	65.2	0.0	128.0	30.9	10.4	2	442.3

AREAS IN m²





OLIVE RESIDENCES

3 Bedroom Apartments

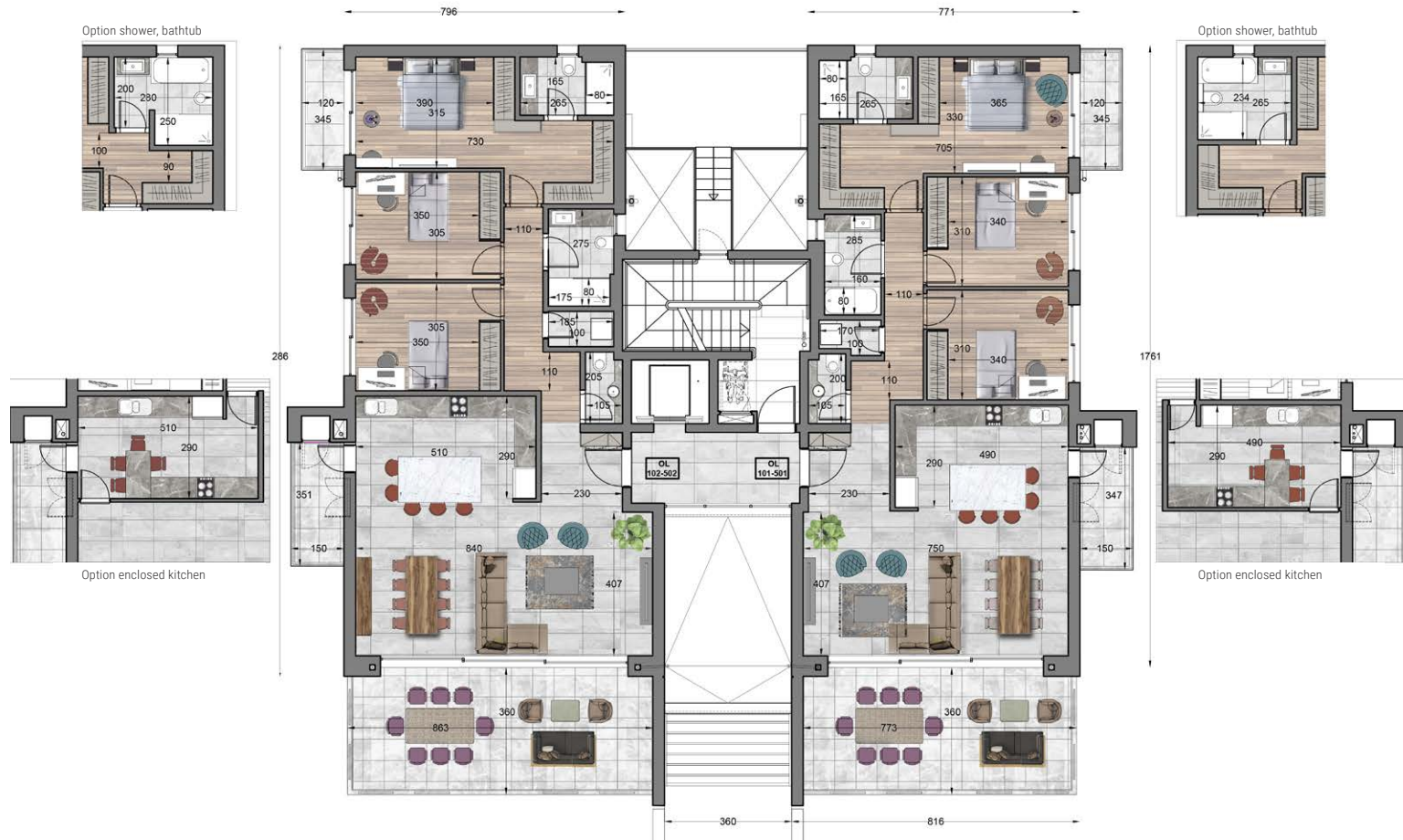




OLIVE RESIDENCES

3 Bedroom Apartments





TYPICAL FLOOR



OLIVE RESIDENCES

3 Bedroom Apartments



ROOF TERRACE

OLIVE RESIDENCES - 3 Bedroom Apartments

APT No	INTERNAL	COVERED VERANDA	GARDEN	ROOF GARDEN	COMMON AREAS	STORAGE ROOM	PARKING SPACE	TOTAL AREA
001	137.7	36.8	114.0	0.0	30.0	10.7	2	329.2
002	144.8	40.5	120.0	0.0	30.0	11.0	2	346.3
101	137.7	36.8	0.0	0.0	30.0	5.1	2	209.6
102	144.8	40.5	0.0	0.0	30.0	5.1	2	220.4
201	137.7	36.8	0.0	0.0	30.0	5.4	2	209.9
202	144.8	40.5	0.0	0.0	30.0	5.2	2	220.5
301	137,7	36.8	0.0	0.0	30.0	5.2	2	209.7
302	144,8	40.5	0.0	0.0	30.0	5.4	2	220.7
401	137.7	36.8	0.0	0.0	30.0	7.7	2	212.2
402	144.8	40.5	0.0	0.0	30.0	10.6	2	225.9
501	137.7	36.8	0.0	75.0	30.0	11.1	2	290.6
502	144.8	40.5	0.0	82.0	30.0	13.2	2	309.9

AREAS IN m²





ALMOND RESIDENCES

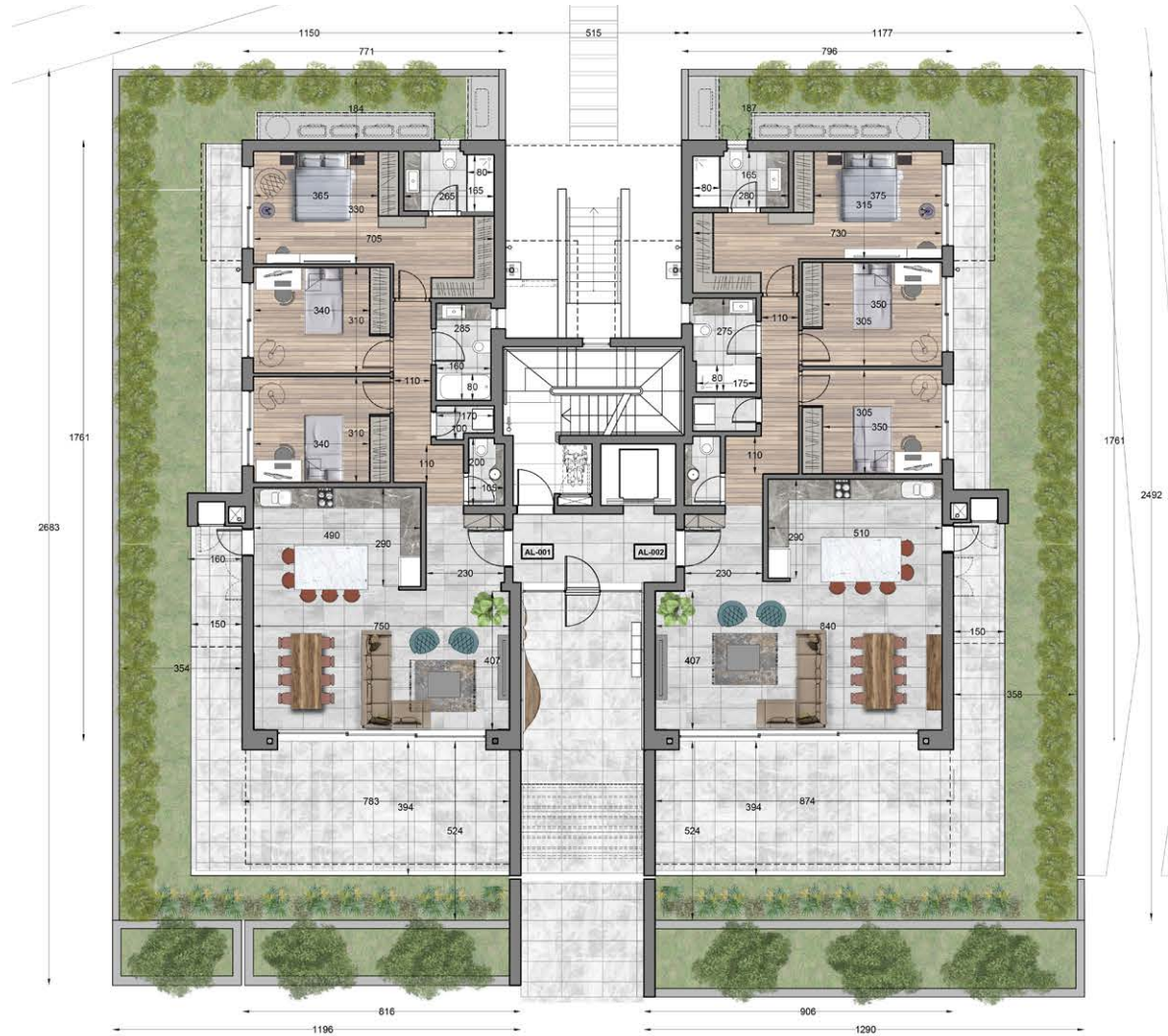
3 Bedroom Apartments



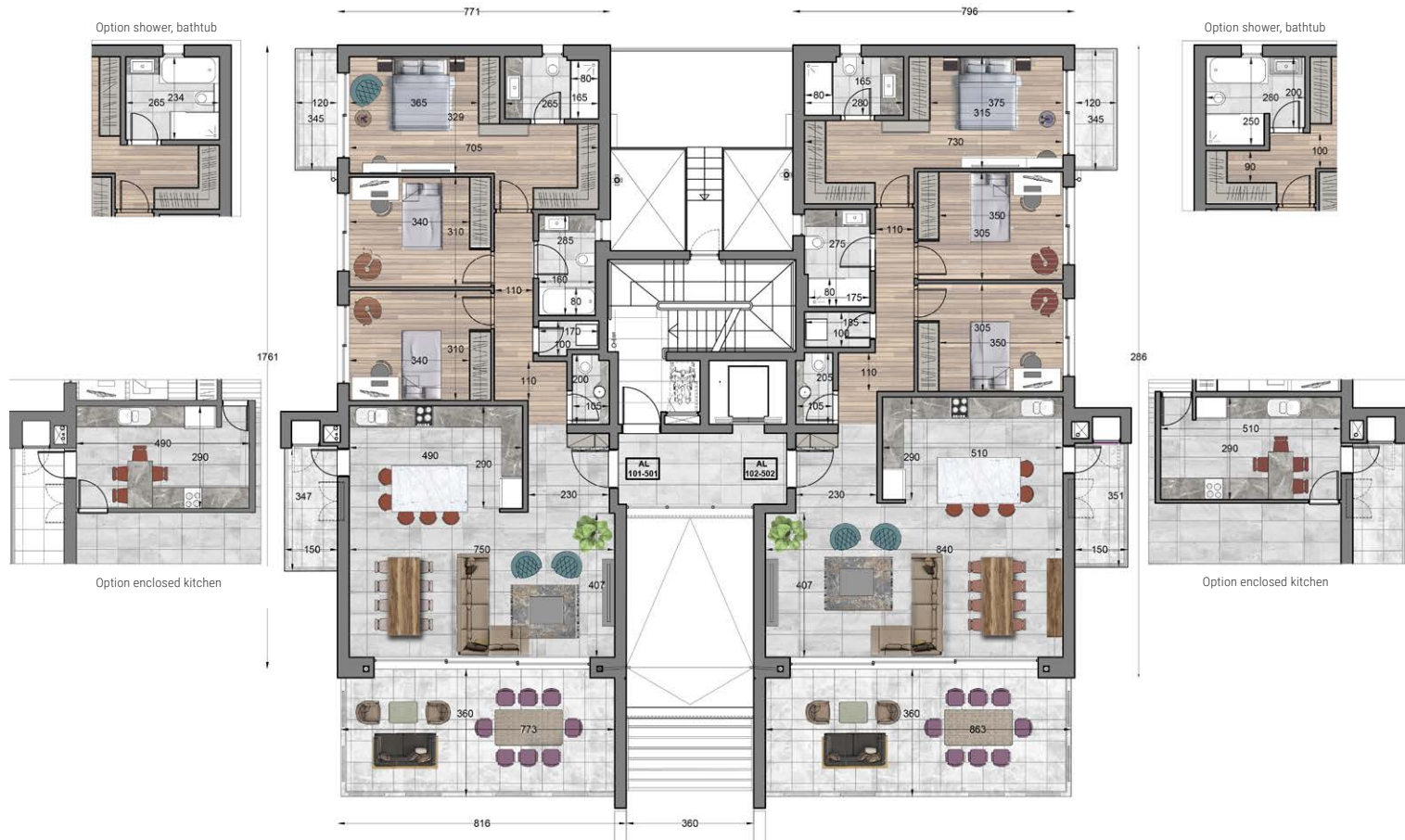


ALMOND RESIDENCES

3 Bedroom Apartments



GROUND FLOOR



TYPICAL FLOOR



ALMOND RESIDENCES

3 Bedroom Apartments



ROOF TERRACE

ALMOND RESIDENCES - 3 Bedroom Apartments

APT No	INTERNAL	COVERED VERANDA	GARDEN	ROOF GARDEN	COMMON AREAS	STORAGE ROOM	PARKING SPACE	TOTAL AREA
001	144.8	40.5	113.0	0.0	30.0	9.9	2	338.2
002	137.7	36.8	115.0	0.0	30.0	9.3	2	328.8
101	144.8	40.5	0.0	0.0	30.0	6.0	2	221.3
102	137.7	36.8	0.0	0.0	30.0	5.8	2	210.3
201	144.8	40.5	0.0	0.0	30.0	7.0	2	222.3
202	137.7	36.8	0.0	0.0	30.0	7.2	2	211.7
301	144.8	40.5	0.0	0.0	30.0	7.9	2	223.2
302	137.7	36.8	0.0	0.0	30.0	7.3	2	211.8
401	144.8	40.5	0.0	0.0	30.0	8.2	2	223.5
402	137.7	36.8	0.0	0.0	30.0	7.8	2	212.3
501	144.8	40.5	0.0	82.0	30.0	10.1	2	307.4
502	137.7	36.8	0.0	75.0	30.0	10.1	2	289.6

AREAS IN m²





ORANGE RESIDENCES

2 Bedroom Apartments







LEMON RESIDENCES

2 Bedroom Apartments





ORANGE & LEMON RESIDENCES

2 Bedroom





ORANGE RESIDENCES - 2 Bedroom Apartments

APT No	INTERNAL	COVERED VERANDA	GARDEN	ROOF GARDEN	COMMON AREAS	STORAGE ROOM	PARKING SPACE	TOTAL AREA
001	94.3	26.5	71.0	0.0	35.7	11.6	1	239.1
002	90.9	25.0	105.0	0.0	35.7	8.8	1	265.4
101	94.3	26.5	0.0	0.0	35.7	4.7	1	161.2
102	90.9	25.5	0.0	0.0	35.7	4.1	1	156.2
201	94.3	26.5	0.0	0.0	35.7	5.4	1	161.9
202	90.9	25.5	0.0	0.0	35.7	5.0	1	157.1
301	94.3	26.5	0.0	0.0	35.7	6.2	1	162.7
302	90.9	25.5	0.0	0.0	35.7	5.8	1	157.9
401	94.3	26.5	0.0	0.0	35.7	6.7	1	163.2
402	90.9	25.5	0.0	0.0	35.7	6.5	1	158.6
501	94.3	26.5	0.0	0.0	35.7	9.1	1	165.6
502	90.9	25.5	0.0	0.0	35.7	7.9	1	160.0

AREAS IN m²

LEMON RESIDENCES - 2 Bedroom Apartments

APT No	INTERNAL	COVERED VERANDA	GARDEN	ROOF GARDEN	COMMON AREAS	STORAGE ROOM	PARKING SPACE	TOTAL AREA
003	90.9	25.0	105.0	0.0	35.7	10.2	1	266.8
004	94.3	26.5	71.0	0.0	35.7	17.3	1	244.8
103	90.9	25.5	0.0	0.0	35.7	7.7	1	159.8
104	94.3	26.5	0.0	0.0	35.7	5.0	1	161.5
203	90.9	25.5	0.0	0.0	35.7	5.2	1	157.3
204	94.3	26.5	0.0	0.0	35.7	12.7	1	169.2
303	90.9	25.5	0.0	0.0	35.7	6.2	1	158.3
304	94.3	26.5	0.0	0.0	35.7	6.7	1	163.2
403	90.9	25.5	0.0	0.0	35.7	6.8	1	158.9
404	94.3	26.5	0.0	0.0	35.7	7.7	1	164.2
503	90.9	25.5	0.0	0.0	35.7	8.8	1	160.9
504	94.3	26.5	0.0	0.0	35.7	8.9	1	165.4

AREAS IN m²

TECHNICAL SPECIFICATIONS



CONCRETE STRUCTURE

Anti-Seismic Strength reinforced concrete.

EXTERNAL WALLS

All external walls have 8cm of thermal and sound insulation and brick with a thickness of 25cm.

All walls have a high level of energy efficiency (u-value = 0.321w/m²k)

FLOORS

The bedrooms and living rooms are finished with high-quality wood parquet.*

The balconies are finished with high-quality designer porcelain tiles.

CEILINGS

False ceilings in the kitchen, bathrooms, toilet and corridor
(*optional for two-bedroom apartments*).

DOORS AND WINDOWS

The main entrance door is anti-burglary and fireproof with a security lock.

All external windows and doors leading to balconies are high performance sliding thermal aluminium frames with double glazing.

All bathrooms have tilt and turn windows for natural ventilation and easy cleaning
(*except guest toilets*)

Sliding screens installed on the balconies for increased sun shading and privacy.

WARDROBES AND KITCHEN CUPBOARDS

The kitchens have high-quality stain resistant granite worktops.*

All wardrobes are full height floor to ceiling, maximising storage space.

KITCHEN

An open plan kitchen for 2, 3 and 4-bedroom apartments with the option of having it as a separate room.

A closed plan kitchen in the whole floor 5-bedroom apartments with an option for an open plan kitchen if desired.

All apartments are equipped with an extra washing room except for the 2-bedroom units of 82 sqm and 87 sqm.

SANITARY WARE AND MIXERS

Imported sanitary ware of the highest quality, complete with accessories, are provided.

Toilets are wall-mounted with concealed systems.

Stainless steel sinks for the kitchens, complete with accessories.*

Glazed cubicles and tempered glass splash screen are used for showers.

Full height premium ceramic walls in toilets.*

WATER SUPPLY

A fully pressurised system for hot and cold water.

Electric heat pump for additional hot water supply.

ELECTRICAL INSTALLATIONS

The entrance door is controlled and monitored with a video phone entry system.

TV access points in the living areas and all bedrooms. Provisions for telephone lines and fibre optic internet is provided throughout the apartments.

Provisions for home automation system.

Underfloor water heating, with temperature control systems in different areas of the apartments.

Provisions for electric vehicle (EV) charging points.

AIR CONDITIONING

Air conditioning units are provided and installed.

Concealed A/C units in the reception area and wall mounted units in bedrooms.*

ENERGY PERFORMANCE

EPC Certificate: all buildings comply with local energy regulations according to the European standard performance.

The buildings have an A rating certificate with high energy saving and low CO² emissions.

The development includes the installation of photovoltaics on rooftops.

ELEVATORS

Access to all floors via state-of-the-art elevators.

The elevators have access to all building rooftops except for the 2-bedroom buildings.

SAFETY AND SECURITY

Entrance doors to the apartments and all doors leading to common areas are fireproof to the standards of the Cyprus Fire Department.

Fire alarms in all buildings' common areas

A centralised camera system (CCTV) is installed to protect the entrances of the development.

Provisions for burglary and fire alarms in all flats.

Mechanical installations are housed outside apartments for ease of access and decreased fire hazard.

Multiple fire exits from the underground parking in case of emergency.

An external wall fences the entire property to prohibit unauthorised access and provide security for the residents and their families.

All common areas are equipped with fire extinguishers.

LANDSCAPING AND GARDENS

The ground floor offers landscaped gardens with a large central square accessed by all buildings.

Fully automated irrigation system for reduced water waste.

Solar-powered lamp poles providing ambient lighting at night.

A dedicated play area for children.

CAR PARKING AREA

Two underground parking spaces are allotted per apartment.

Two-bedroom apartments are provided with one parking space and an option to acquire a second.

Dedicated accessible parking space close to the elevator, servicing each building on the underground level.

Colour coded parking for ease of access to each building.

Multiple visitor parking spaces on the ground floor are available, close to the development's entrance.

Provisions for electric car charging for each parking spot.

ENTRANCE

The entrance of the development offers separate pedestrian, vehicle access and a dedicated concierge area.

The entrance is gated on both the vehicle and pedestrian sides.

STORAGE SPACE

Each flat has a spacious and dedicated storage space at the underground level.

Additional motorbike and bicycle parking available in the underground.

OPTIONS

() more options available.*

The kitchen of all flats can be either open plan or closed.

Burglary and fire alarm systems can be installed in apartments.

A wide choice of flooring materials for the bedrooms and internal living areas will be available.

Wardrobes and kitchen cupboards can be customised to suit each the owner's preference.

A choice of either a shower, bathtub or jacuzzi can be made for installation in most bathrooms.

The master bathrooms for all three and four bedroom apartments can include both a bathtub and a shower.

There is also an option to install concealed air conditioning units in bedrooms.

These particulars are intended to give a fair and substantially correct overall description. They do not constitute part of an offer or contract.

All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice.

All images and designs depicted herein are artists' conceptual renderings, which are based upon preliminary development plans and are subject to change without notice. All such materials are shown solely for illustrative purposes. Furnishings are only included for illustration purposes and are not included in each apartment.

Artists' perspectives, plans, CGI's, and photographs are intended to be a general guide to the appearance of the development.

The dimensions and specifications of the units are subject to change at the sole discretion of the Developer.

THE TEAM



Visionaries

An impressive team of experts, professionals and craftsmen have been brought together to take our vision and brief through to the finished result.

Management: **Green Park Residences LTD**



Award-winning Architects: **Demetris Krentos Architects LLC**



Developer & Sales Managers: **K. Athienitis Contractors Ltd**



Sales Managers: **Fox Smart Estate Agency**



SALES ENQUIRIES



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 www.athienitis.net

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