
City twins
TWO TOWERS. ONE COMMUNITY.

LOCATION

Agios Antonios, Nicosia

Located in the heart of the city, City Twins offers effortless access to public transportation, schools, shops, and services — making everyday life easier and more connected. This central location blends the energy of urban living with the comfort of a private residential enclave.



Prime Location Highlights:

Prime city-center location
Situated in the heart of Nicosia, just off Makariou and Themistokli Dervi Avenues, offering quick access to shopping, dining, nightlife, and key business hubs.

Everything within reach
Surrounded by everyday essentials like supermarkets, bakeries, cafés, gyms, banks, and pharmacies — all just a short walk from your door.

Next to a public school
Adding a sense of community and vibrancy to the area, ideal for those who appreciate an active, well-connected neighborhood.

Steps from the municipal dog park
A bonus for pet owners, with green space to unwind and socialize with fellow dog lovers in the city.



PROJECT OVERVIEW

Two Towers. One Community

City Twins is a modern residential development consisting of two elegant six-story buildings, thoughtfully connected by a stylish ground-floor business lounge. Designed for contemporary urban living, the project combines premium comfort, smart functionality, and a touch of eco-conscious design.

Each residence is crafted to meet today's needs — from efficient layouts and natural light to communal areas that promote connection and well-being.

ARCHITECTURAL DESIGN VISION

This project is a celebration of contemporary urban living — architecture that breathes, adapts, and evolves in harmony with its inhabitants.

My vision was to craft a sanctuary for young professionals and emerging families — not merely a place to reside, but a dynamic environment that fosters connection, wellbeing, and aspiration.

Through a synthesis of minimalist geometry, vertical greenery, and open communal spaces, the design dissolves the divide between built form and nature. Light, air, and spatial fluidity are core tenets: each residence is oriented to capture natural light, panoramic views, and a palpable sense of openness.

The alternating frames and articulated terraces generate a lively façade — a sculptural rhythm that mirrors the vitality, growth, and individuality of its future residents.





INTERIOR DESIGN & LIFESTYLE



Comfort. Elegance. Functionality.



Living Rooms: Stylish and spacious areas for relaxing or entertaining, furnished with soft textures and timeless details.

Kitchens: Contemporary kitchens with a clean, modern layout — designed for both function and flow, offering plenty of workspace and natural light.

Bedrooms: Peaceful spaces with warm lighting, generous wardrobes, and elegant materials for restful nights.

Bathrooms: Minimalist yet refined, with premium fixtures and high-quality surfaces for a daily sense of luxury.

SHARED AMENITIES

Landscaped **common garden**

Elegant **residence lounge**

Equipped **gym**

Modern **co-working and meeting space**

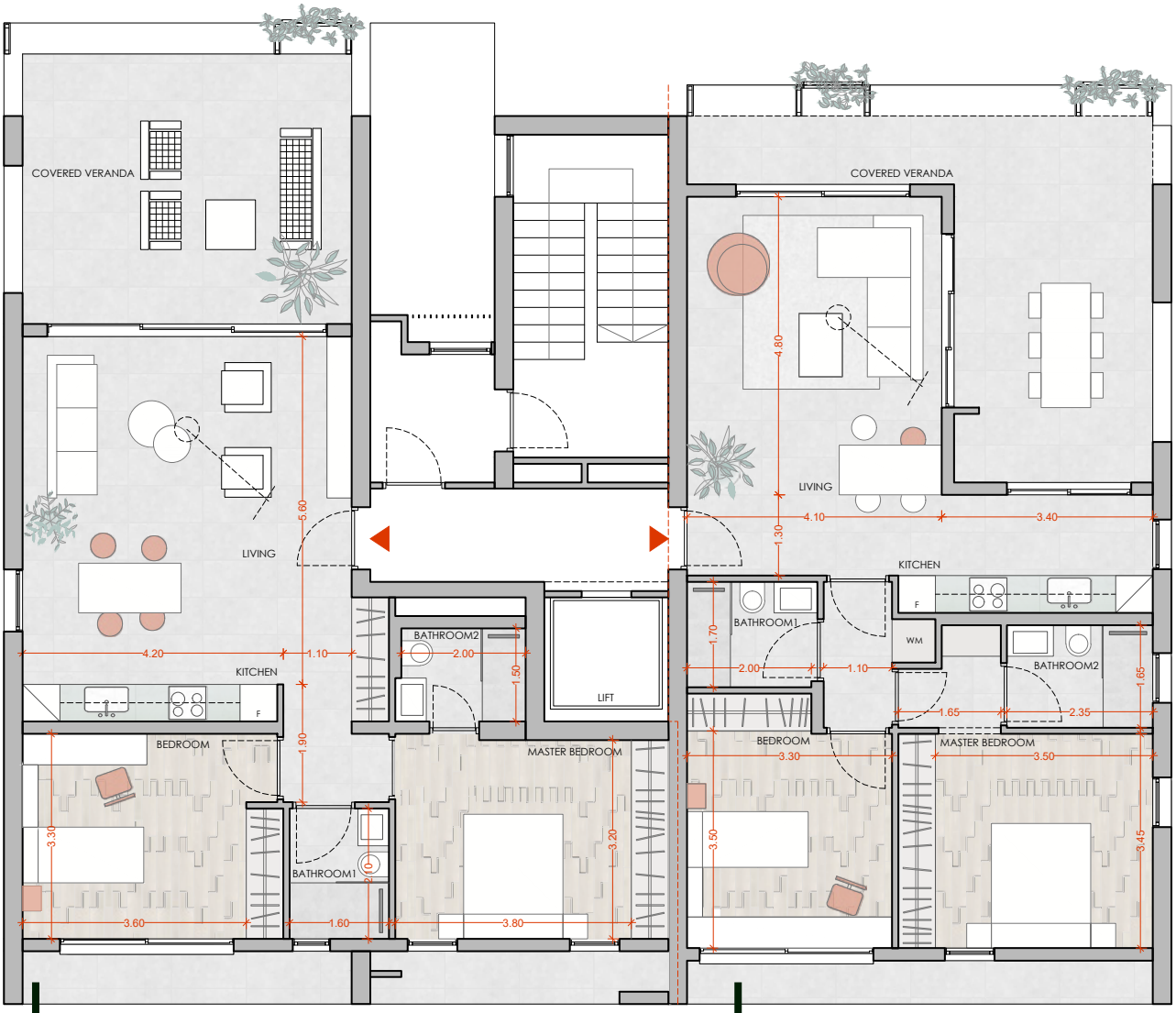
Gated access for privacy and security




9

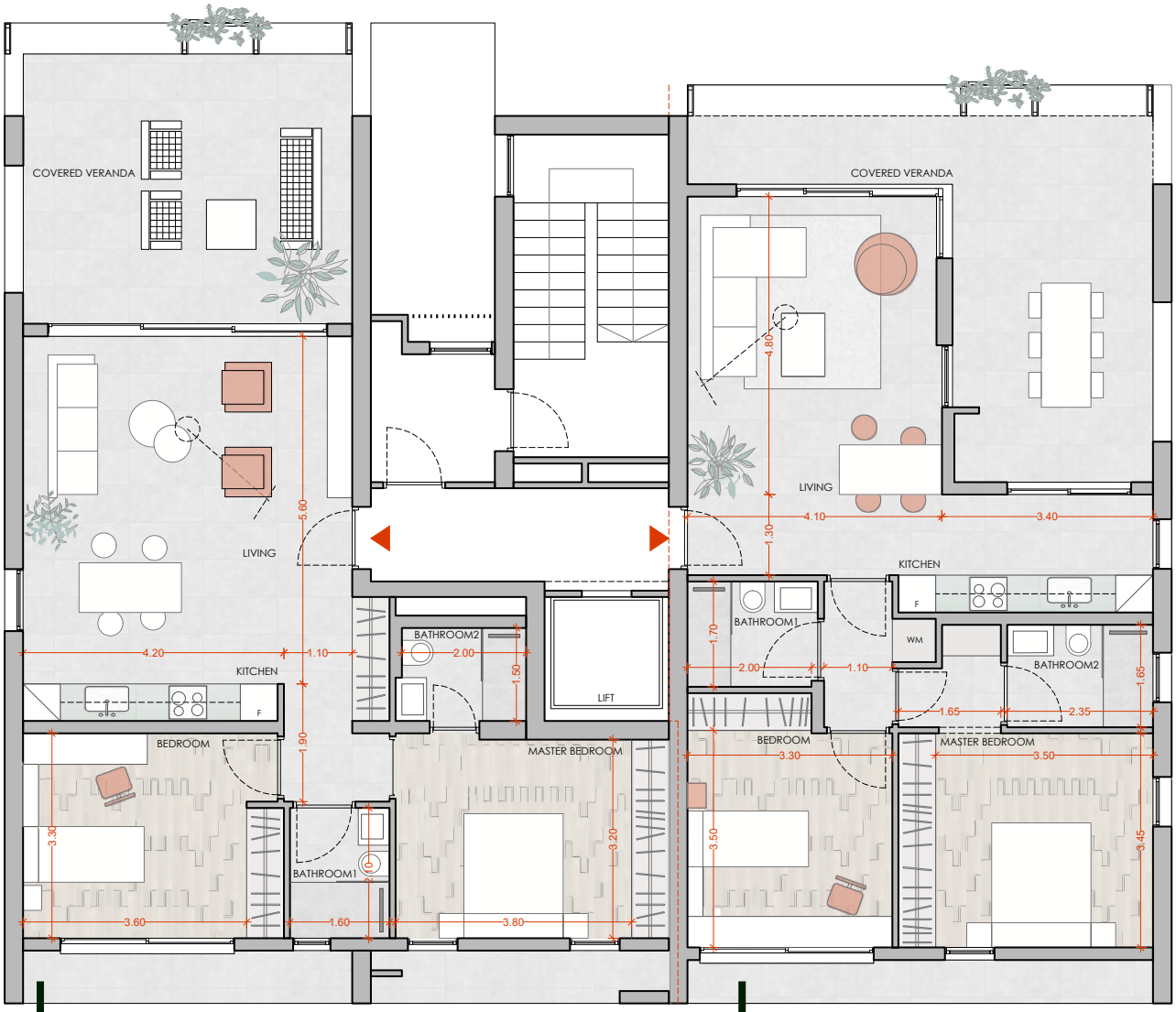
FLOOR PLANS

Building A



Type II
102, 202, 302,
402, 502, 602

Type I
101, 201



Type II

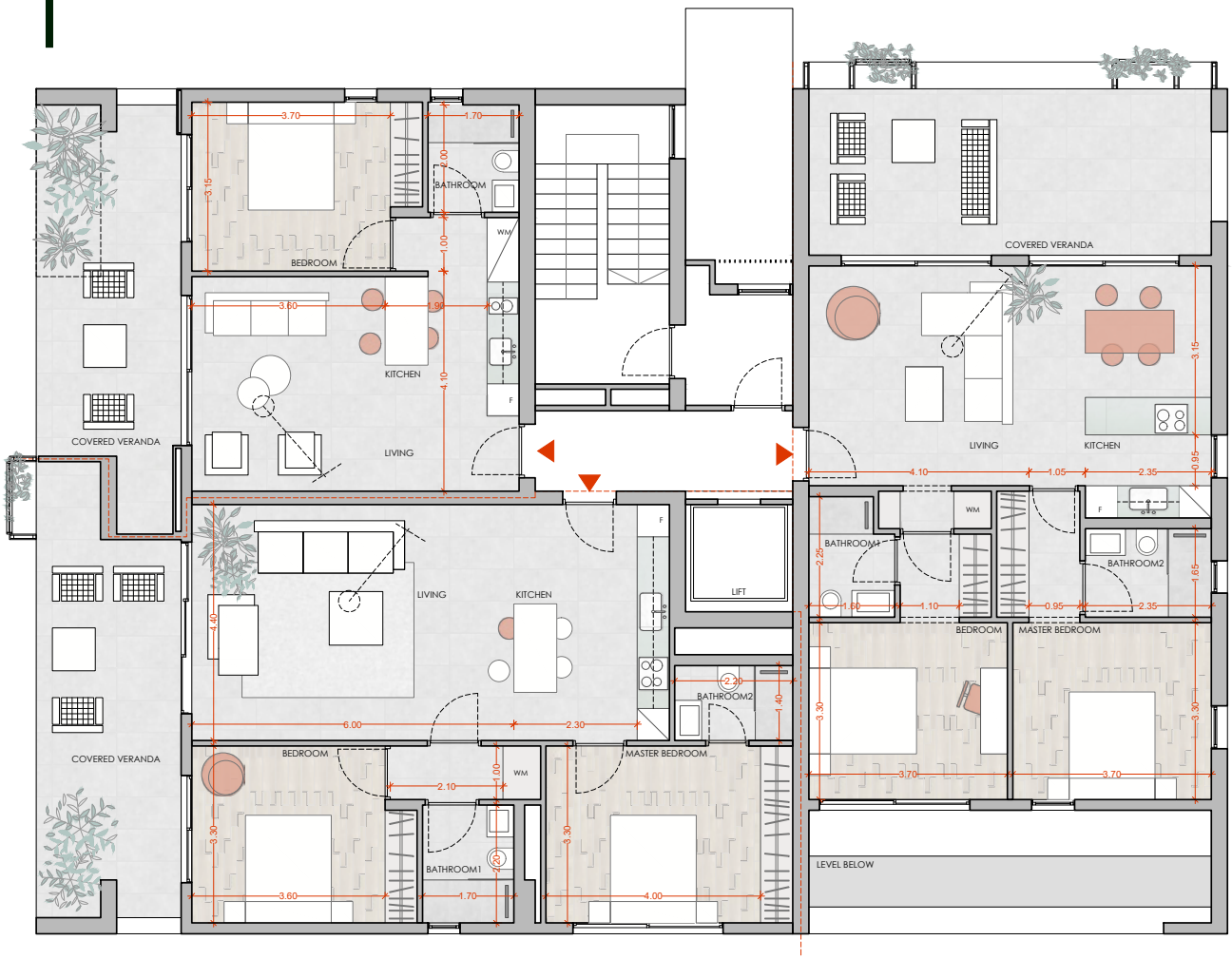
102, 202, 302,
402, 502, 602

Type II

301, 401, 501, 601

Building B

Type V
102, 202, 302, 402, 502, 602

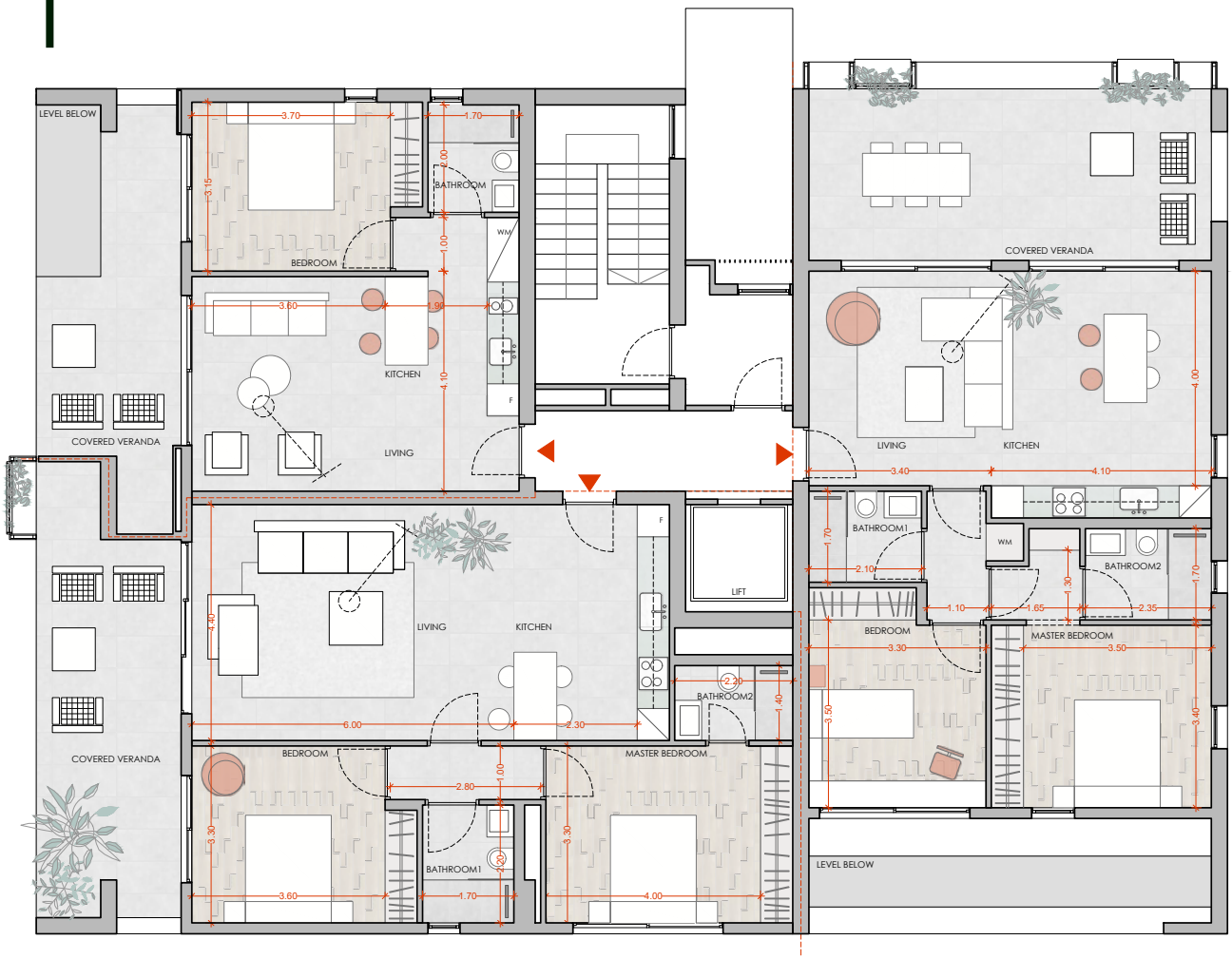


Type VI
103, 303, 503

Type IV
101, 301, 501

Type V

102, 202, 302, 402, 502, 602



Type VIII

203, 403, 603

Type VII

201, 401, 601

TECHNICAL SPECIFICATIONS



Elegant Finishes. Smart Comfort. Future-Ready.



ENERGY & HEATING:

- All apartments to have Class A' Energy Coefficient (environmentally friendly, low CO_2 emissions)
- High efficiency solar thermal collectors for hot water production
- Hot water temperature indicator and return circulator in all flats
- Optional provision for photovoltaic system per flat
- All 2-bedroom flats include underfloor heating installation, with provision for heat pump installation

COOLING:

- High-efficiency split-type A/C units
- Wall-mounted units in bedrooms
- Ceiling-concealed units in living spaces (2-bed flats)
- All units in 1-bedroom flats to be wall-mounted

WINDOWS & DOORS:

- Anodised aluminium double-glazed windows and doors
- Laminated internal doors
- Fire-rated (½ hour) entrance doors with timber veneer finish

INTERIOR DETAILS:

- Laminated wardrobes and bathroom benches
- Screed over lightweight concrete substructure to cover services under underfloor heating
- Letter boxes in entrance hall (1 per apartment)

ELEVATOR:

- One 6-person elevator with emergency alarm system per building

PLUMBING & INSULATION:

- Pressurized system for cold & hot water services
- Polypropylene (PPR) pipework with thermal insulation
- Acoustically insulated, triple-layer sewage pipework (vertical pipes)
- Dry riser fire-fighting system for the building
- Rockwool insulation in interior drywall system
- Thermal insulation system applied to exterior walls
- 80mm extruded polystyrene roof insulation
- Cement-based waterproofing on verandas and external floors

ELECTRICAL & SMART SYSTEMS:

- Optional photovoltaic system provision
- European-origin electrical accessories
- 1 bedroom flats: 15 sockets, 2 TV outlets, 2 RJ-45 outlets and 1 RJ-45 Plug for Access Panel
- 2 bedroom flats: 17 sockets, 3 TV outlets, 3 RJ-45 outlets and 1 RJ-45 Plug for Access Panel
- 'Ale-retour' light switches in bedrooms
- High-quality video intercom system with remote access and main entrance door control
- Solar water heater with electric immersion heater
- Wi-Fi ready
- Individual wiring for all fixed kitchen appliances

FINISHES:

- Techno-granite kitchen countertops
- MDF lacquered kitchen benches and cabinets
- Fairfaced concrete ceiling finish in verandas and living rooms
- Paintwork:
  - Interior walls, interior ceilings and metal surfaces, 3 coats
  - Exterior ceilings: Sandex paint + spatula

EXTERIOR:

- Boundary wall construction for site shaping and landscaping
- Metal balustrades on staircases
- Metal railings on verandas



CONTACT

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