



*we think, we feel, we build!*

# LINEAR

— residence —



# LOCATION



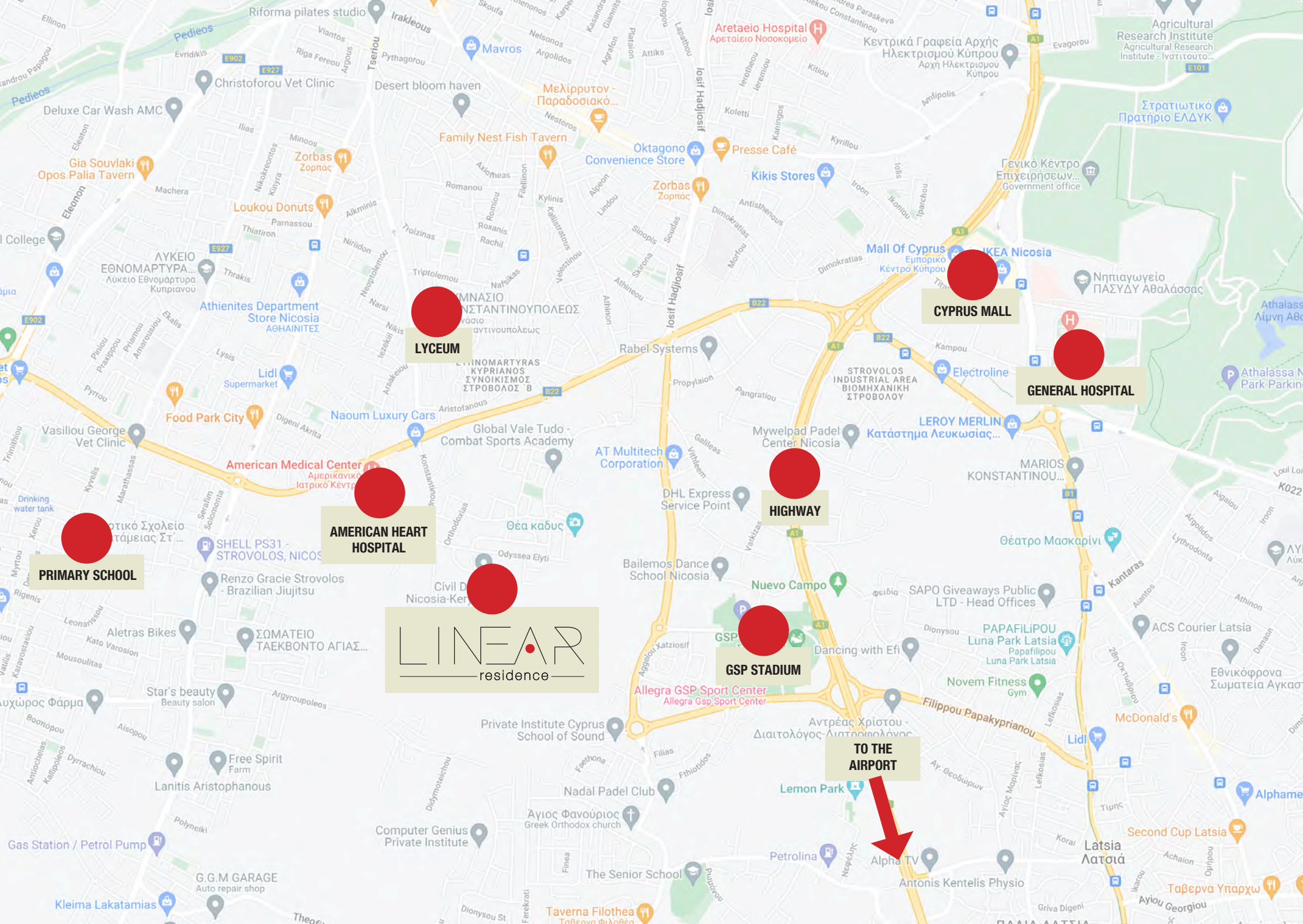
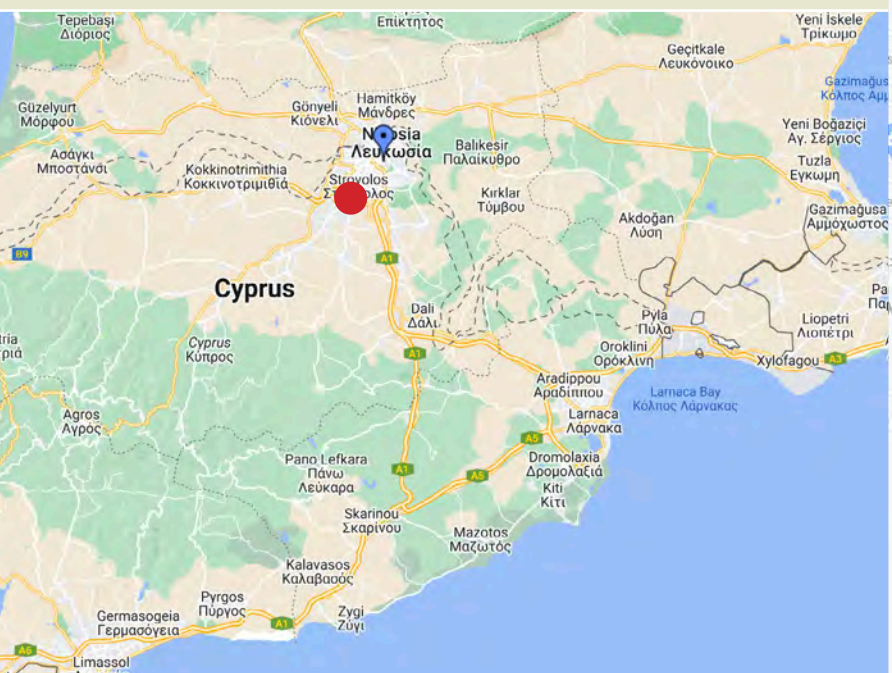
Linear Residence, is situated in the Strovolos Area, 6 km to the main entrance of Nicosia, 3 km to the American Heart Private Hospital and 6.5 km to the Cyprus Mall.

Linear Residence can be found in a newly-build area and surrounded by new buildings. Linear Residence provides the ideal choice for families, combining safety and quality living outside the city and at the same time easy access to the main roads of city.



# NEARBY AMENITIES

AMENITY	DISTANCE
GENERAL HOSPITAL	6 km
AMERICAN HEART HOSPITAL	3 km
HIGHWAY	5 km
GSP STADIUM	4 km
AIRPORT	42 km
CYPRUS MALL	7 km
PUBLIC SCHOOL	5 km
SUPERMARKET	5 km



# LUXURY KEY FEATURES

- Class A' Energy Certificate
- **Installation** of Electrical Underfloor Heating
- **Installation** Sound and Thermal Insulation
- **Installation** Solar Water Heater
- **Installation** Pressure System
- **Installation** of Alarm System
- **Installation** of A/C Units
- **Installation** of Electrical Shutter
- **Installation** Photovoltaics Panel
- **Installation** of HIGH-TECH Automatic Parking Door



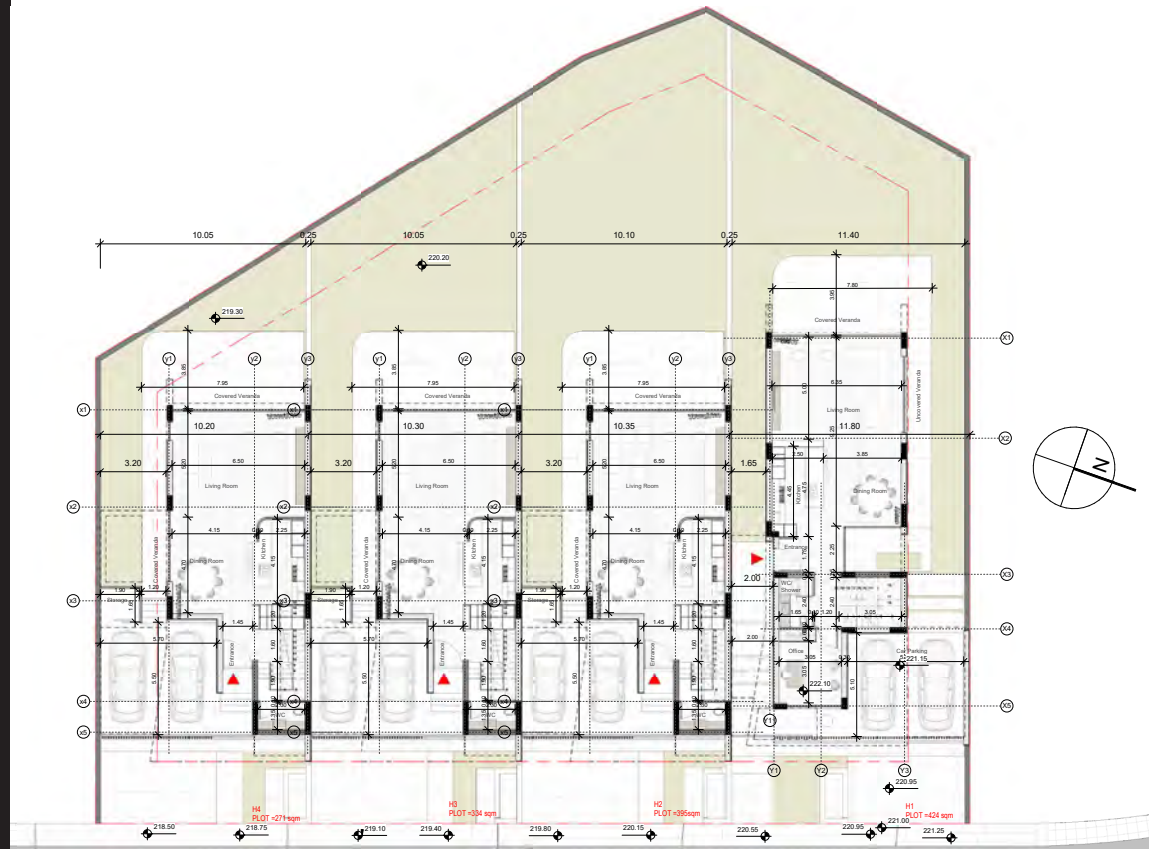
# DESCRIPTION

Our new project, LINEAR RESIDENCE, is in a new-build area of Strovolos, Nicosia, Cyprus. Nicosia is the capital of the island and it gives you the unique opportunity to enjoy the urban sophistication of a modern, cosmopolitan capital city. Nicosia serve as the administrative, financial and culture capital of Cyprus.

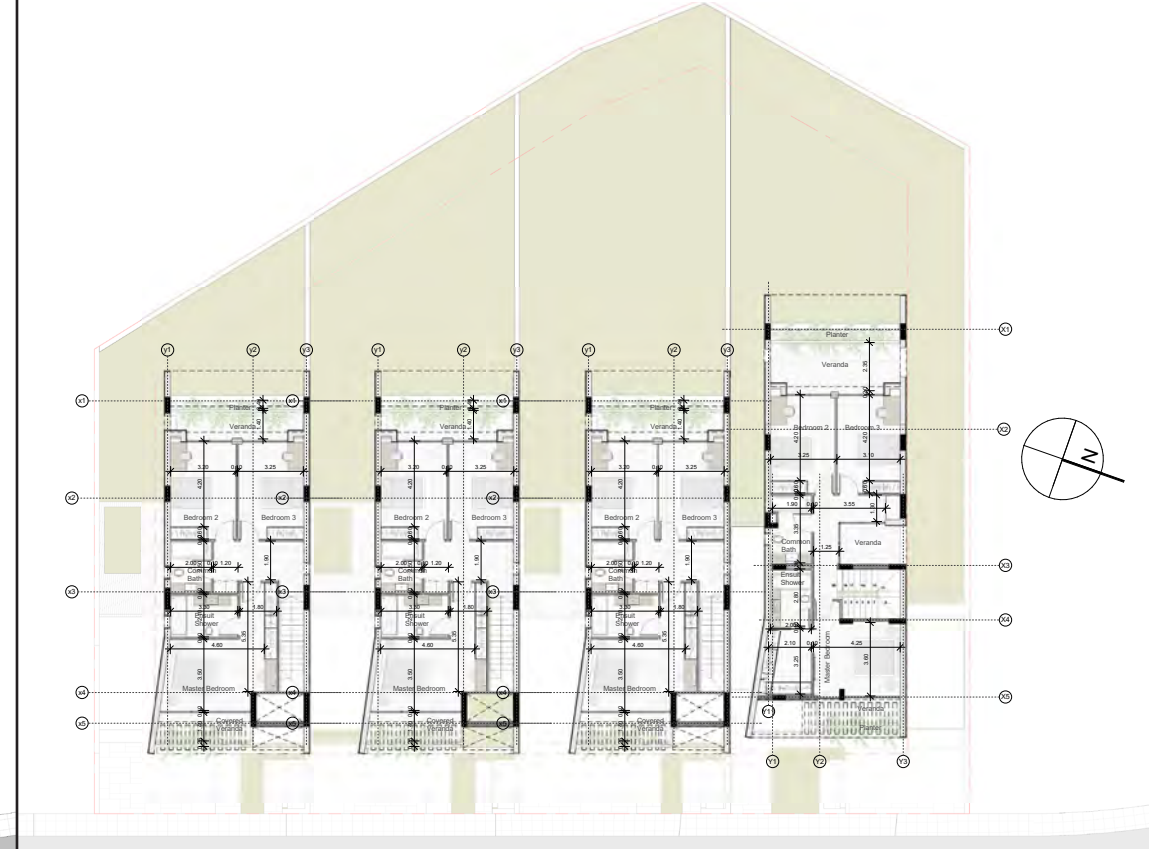
Strovolos municipality it is the second most populated municipality in Cyprus, after Limassol and the most populated municipality of the Nicosia District.

LINEAR RESIDENCE has been designed with high standards by the architectural office ASH&GO, with a modern aesthetic line.

The project includes four new houses with two different designs.



**GROUND FLOOR**



**FIRST FLOOR**

	A/A	PLOT AREA	GROUND FLOOR	FIRST FLOOR	INTERNAL AREA	BEDROOM	BATHROOM	COVERED VERANDA	UNCOVERED VERANDA	PARKING	STORAGE	TOTAL AREA
<b>TYPE A</b>	H1	424	110.99	117.06	228.05	4	4	20.02	29.95	36.37	NO	314.39
<b>TYPE B</b>	H2	395	89.27	92.68	181.95	4	3	31.97	9.78	32.49	3.3	259.49
	H3	334	89.27	92.68	181.95	4	3	31.97	9.78	32.49	3.3	259.49
	H4	271	89.27	92.68	181.95	4	3	31.97	9.78	32.49	3.3	259.49

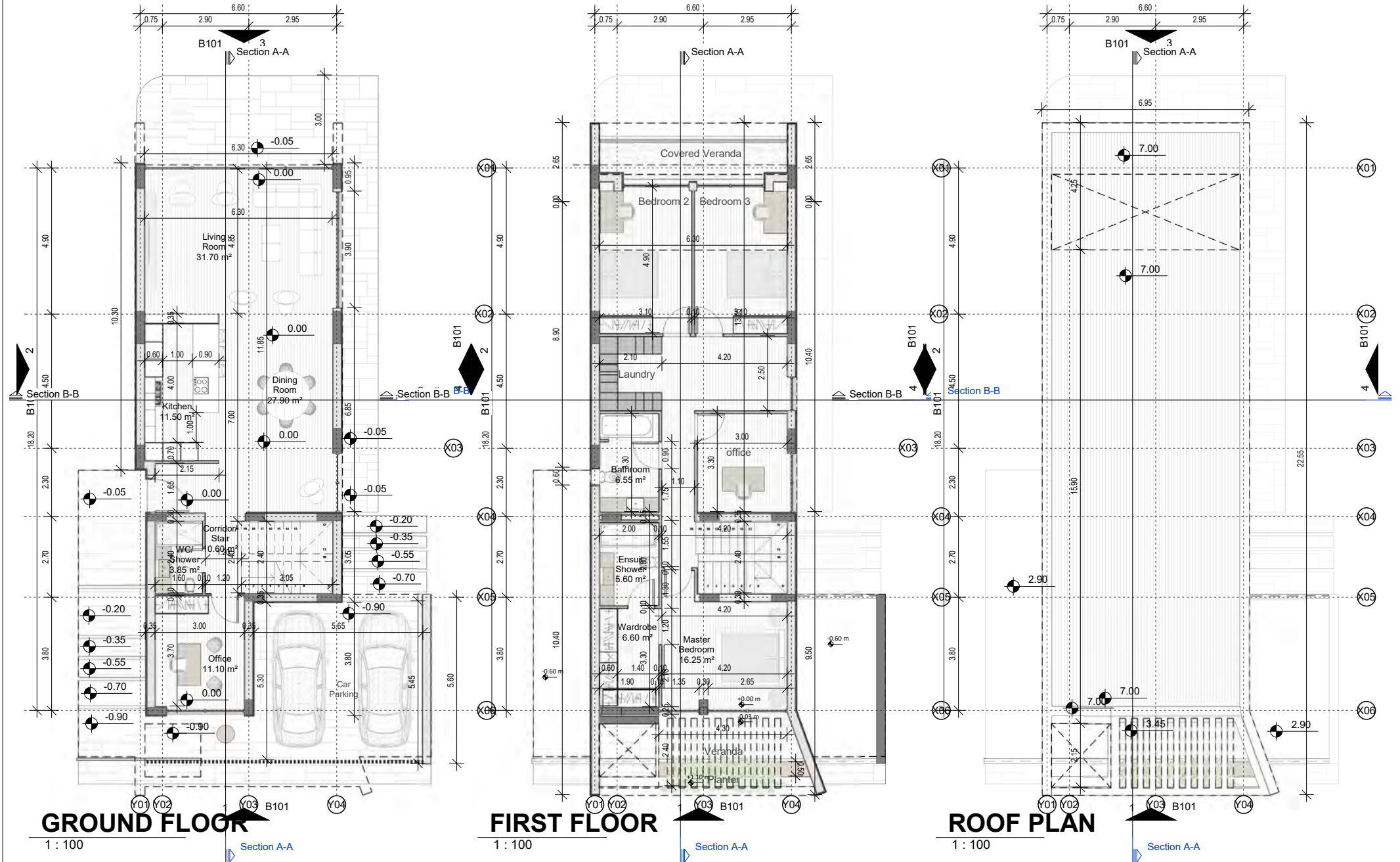
# TYPE A

LINEAR RESIDENCE is a blend of glass, concrete and metal.

It is a modern residence with a beautiful big garden at the back side of the plot. Include double covered parking with automatic high level system door for safety and privacy for the owner.

On the Ground Floor there is an office/playroom, quest wc and open area for living room, kitchen and pantry. According to the design there is an internal garden full of glass that makes the atmosphere more luxury and relaxing.

On the First Floor, there are three big bedrooms. Master room has an ensuite and huge wardrobe. The laundry room can be on the first floor or on the ground floor according to the residence's needs.



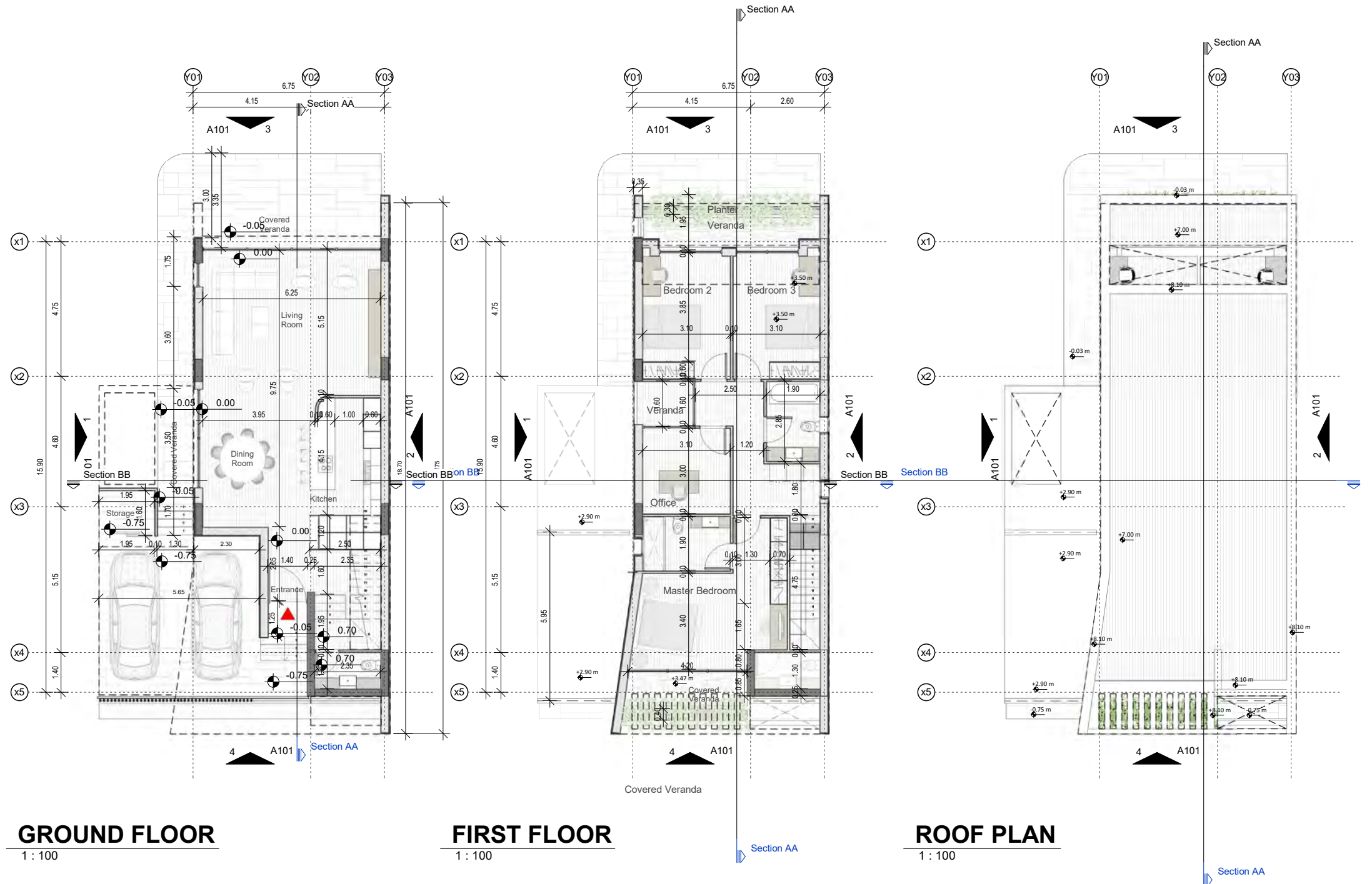
# TYPE B

LINEAR RESIDENCE is a blend of glass, concrete and metal.

It's a modern residence with a beautiful big garden at the back side of the plot. Include double covered parking with automatic high level system door for safety and privacy for the owner.

On the Ground Floor there is a quest wc and open area for living room, kitchen, and pantry.

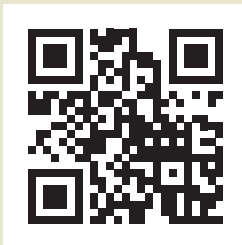
On the First Floor, there are three big bedrooms. The master room has an ensuite and huge wardrobe. The laundry room can be on the first floor or on the ground floor according to the residence's needs.





**BuildLand**  
developments

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