



Photos  
Photiades  
Homes

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Value for Life





The Cedars A B C

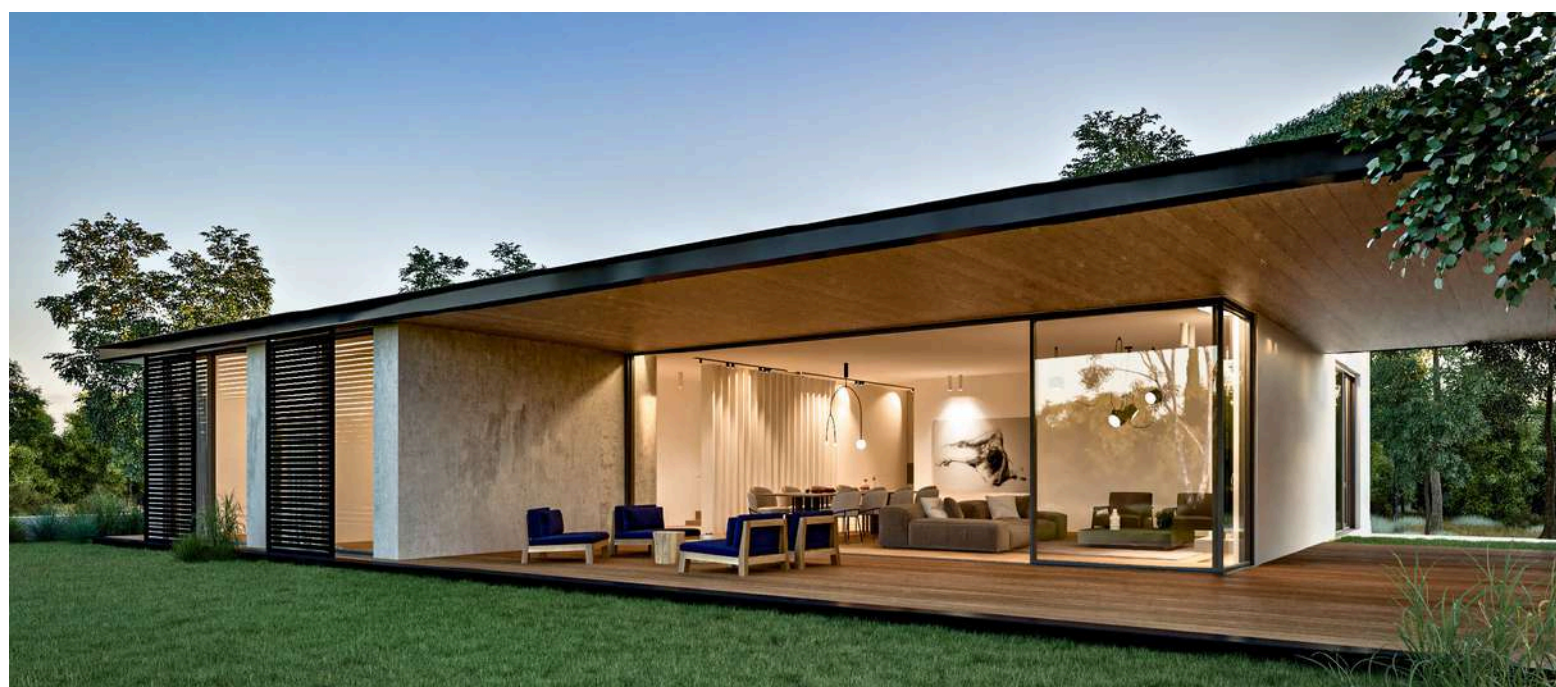
**\*5% VAT**

Carolina Park  
Residences



The Cypress

**\*5% VAT**



The Rosemary

**\*5% VAT**



The Lavender

**\*5% VAT**

*\*The 5% VAT applies if the residence will be your primary and permanent residence*



# Carolina Park Residences



The Willow  
**\*5% VAT**



Wisteria Residence  
**\*5% VAT**

*\*The 5% VAT applies if the residence will be your primary and permanent residence*



## Welcome to the park

Carolina Park is an oasis of serenity and greenery situated just 5km from the main entrance of Nicosia.

Live in the house of your dreams in a beautiful safe and family oriented environment.

Over 30,000 sq.m of public green areas which have been landscaped with walkways and parks and have been planted with ornamental trees, bushes and grass.



# Carolina Park Locations



- 1. THE CEDARS A B C
- 2. THE CYPRESS
- 3. THE LAVENDER
- 4. THE ROSEMARY
- 5. WISTERIA
- 6. THE WILLOW







# The Cypress

Welcome to our The Cypress, thoughtfully crafted to blend contemporary elegance with sustainable living. Nestled on a generous 525 sq.m. plot, The Cypress offers spacious interiors that encourage a harmonious family life.

Step inside to discover bright, open spaces that flow effortlessly but are designed to be versatile, to adapt to every moment of your day. With energy-efficient features this villa is built to support a greener future without compromising on comfort or style.

Located in the family-oriented area of Carolina Park in Nicosia, you'll find parks and other amenities within easy reach, making it an ideal environment to plant roots and grow.

*Designed by michael cosmas architecture llc*

mca



# The Cypress





# The Cypress





# The Cypress





# The Cypress





# The Cypress





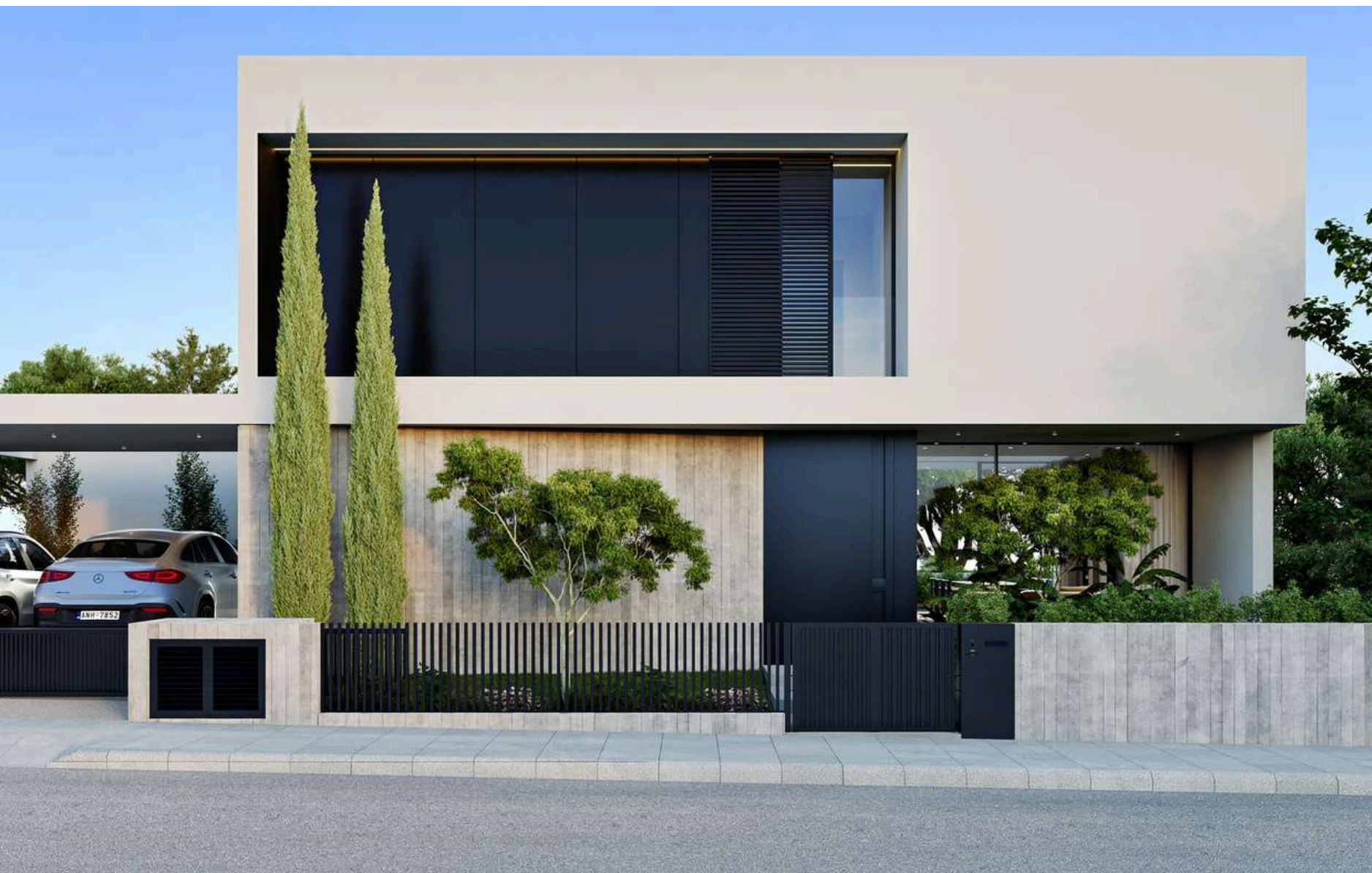
## Project Features



- 4 Bedrooms (Can be amended to 3 bedrooms)
- Photovoltaic System
- Underfloor Heating with heat pump
- Air Condition in all bedrooms and living spaces

- Thermal Efficiency Rating 'A'
- Electric shutters on all bedroom windows
- Videophone access control
- Provision to install electric car charger

\*5% VAT



## The Cypress

PLOT NUMBER	206
PLOT AREA M <sup>2</sup>	525
GROUND FLOOR AREA M <sup>2</sup>	93
1 <sup>ST</sup> FLOOR AREA M <sup>2</sup>	87
COVERED TERRACES AREA M <sup>2</sup>	38
PARKING M <sup>2</sup>	30
BASEMENT / AUXILLIARY CONSTRUCTION	-
TOTAL COVERED AREA M <sup>2</sup>	248

THE AREAS M<sup>2</sup> STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS

*\*The 5% VAT applies if the residence will be your primary and permanent residence*





The Cypress

ground  
FLOOR







The Cypress

1st  
FLOOR







This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide information on the projects it describes.  
Any details mentioned serve as guidelines only.





Photos Photiades Homes is a member of the Photos Photiades Group. With a steadfast commitment to crafting exceptional residential spaces, our focus remains unwavering on creating apartments, houses, and aspirational homes adorned with world-class amenities.

At the core of our ethos lies a dedication to delivering unparalleled quality, anchored by a customer-centric approach, robust engineering, based on our meticulous in-house research and experience. Upholding uncompromising business ethics and timeless values, we operate with transparency across every facet of our endeavors.

This steadfast dedication has been, and will continue to be, instrumental in fulfilling our solemn pledge to our esteemed clientele: delivering tangible value through our projects, thereby enriching their lives with enduring significance



## Our Family

Photos Photiades Group was founded in 1942 and has grown into one of the largest and most successful, reliable, responsible and fastest evolving private groups of companies in Cyprus and throughout the Balkans.









More than 1100 people work for the group, which is a leader in the field of beverages production, beverages and other goods distribution, as well as real estate projects and financial services. The group has significant presence in Cyprus, Greece, Romania, Croatia and Slovenia

### Enjoying together every moment

The group's motto is to enjoy together with its customers every moment of life.

Whether this is in regards to quality entertainment, healthy lifestyle, luxury housing or the protection provided by a valuable life insurance product, the group's goal is to provide for every consumer, every single moment, the most enjoyable, qualitative and responsible choice.

Based on its three Fundamental Value Pillars, Credibility, Responsibility and Growth, the Photos Photiades Group managed through time to develop exceptional manufacturing, commerce, financial and marketing skills.

PRODUCTION	DISTRIBUTION	REAL ESTATE	FINANCIAL SERVICES
			
			
			
			
			
			
			
			
			





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+357 22452000



[photiadeshomes.com](http://photiadeshomes.com)



[info@photiadeshomes.com](mailto:info@photiadeshomes.com)



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