

HALIOS
ESTATES



ENGOMI RESIDENCE

Nicosia, Cyprus

Building Comfort & Elegance into all our properties

PROJECT DESCRIPTION

Engomi Residence is an exceptional new development nestled in the modern suburb of Engomi, Nicosia. Ideally located in a quiet neighbourhood surrounded by newly built properties, it combines tranquility with convenience.

Designed with elegance and comfort in mind, ENGOMI Residence features spacious, bright, and contemporary 1-, 2-, and 3-bedroom apartments with generous balconies and large openings that invite natural light throughout. Each home is crafted with premium construction materials, ensuring durability and energy efficiency, while the thoughtfully designed interiors showcase upscale finishes and modern fixtures—perfectly blending style and functionality for today's lifestyle.

KEY FEATURES

- UNIQUE CITY APARTMENTS SURROUNDED BY NATURE
- ROOFTOP GARDEN WITH CITY VIEWS
- BRIGHT APARTMENTS WITH HIGH CEILINGS, AMPLE LIGHT & SPACIOUS BALCONIES
- ENERGY-EFFICIENT APPLIANCES & BUILDING AUTOMATION SYSTEMS
- EASY ACCESS TO NICOSIA TOWN CENTRE
- CLOSE TO ALL AMENITIES INCLUDING SCHOOLS & HOSPITALS





THE APARTMENTS

Each apartment features an open-plan kitchen, living, and dining area that extends seamlessly onto a spacious private balcony. Abundant natural light and well-proportioned ceiling heights enhance the architectural clarity of each space, creating an elevated living environment defined by comfort, openness, and contemporary elegance.

Each apartment benefits from a secure parking and storage space.

The building's generously proportioned entrance lobby accommodates a beautifully designed communal garden and a barbecue/playground area.

The top-floor, three-bedroom apartment enjoys a private rooftop terrace with communal garden and a barbeque/playground area.

Sustainable features have been incorporated into the building, including energy-efficient appliances and advanced building automation systems.



ENGOMI RESIDENCE | NICOSIA | CYPRUS



THE APARTMENTS

The verandas are conceived with a distinct design vision, where simplicity, balance, and materiality converge to shape spaces of refined architectural character. The interplay of light, surface textures, and precise geometric lines expresses a contemporary design ethos that elevates the identity of the residence and cultivates an atmosphere of understated serenity.

This architectural narrative is further enriched by bold geometric elements and a perforated structural feature that filters natural light, crafting an ever-changing composition of shadows throughout the day.

Meticulously curated materials and surface treatments unify the space into a seamless architectural experience, reinforcing its contemporary sophistication and the enduring sense of quality that defines it.



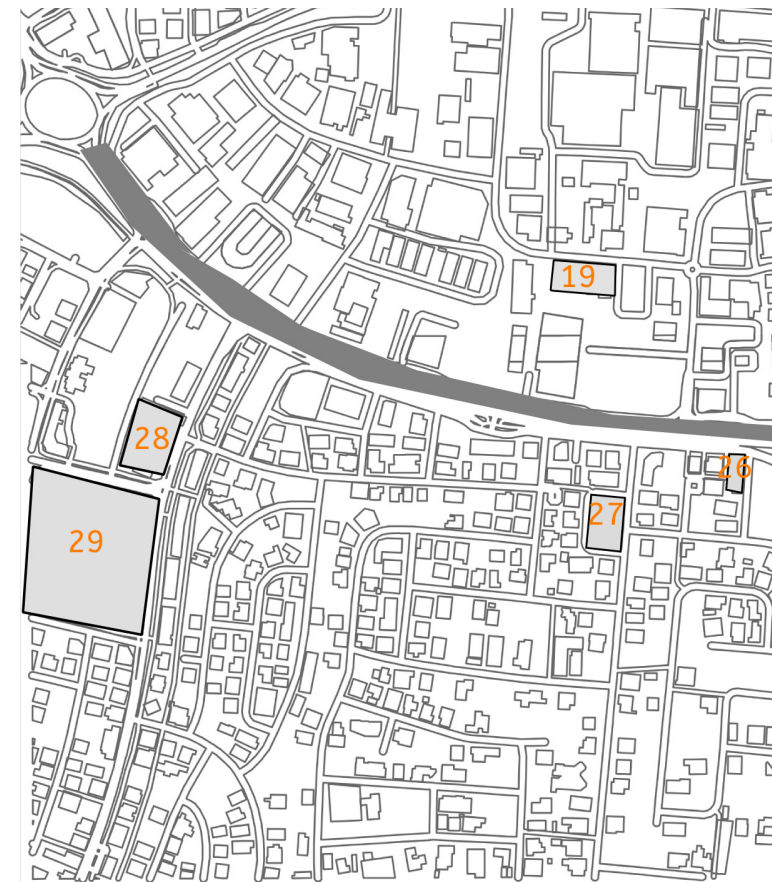
THE LOCATION

Engomi Residence is situated west of central Nicosia, just a 5–10-minute drive from the city centre. The property enjoys easy access to both Griva Digeni Avenue (A) and Ayiou Prokopiou Avenue (B), reached within a short drive through the surrounding residential streets. The neighbourhood is a well-established mixed residential area, favoured by families, professionals, and university students due to its proximity to the University of Nicosia and the European University.

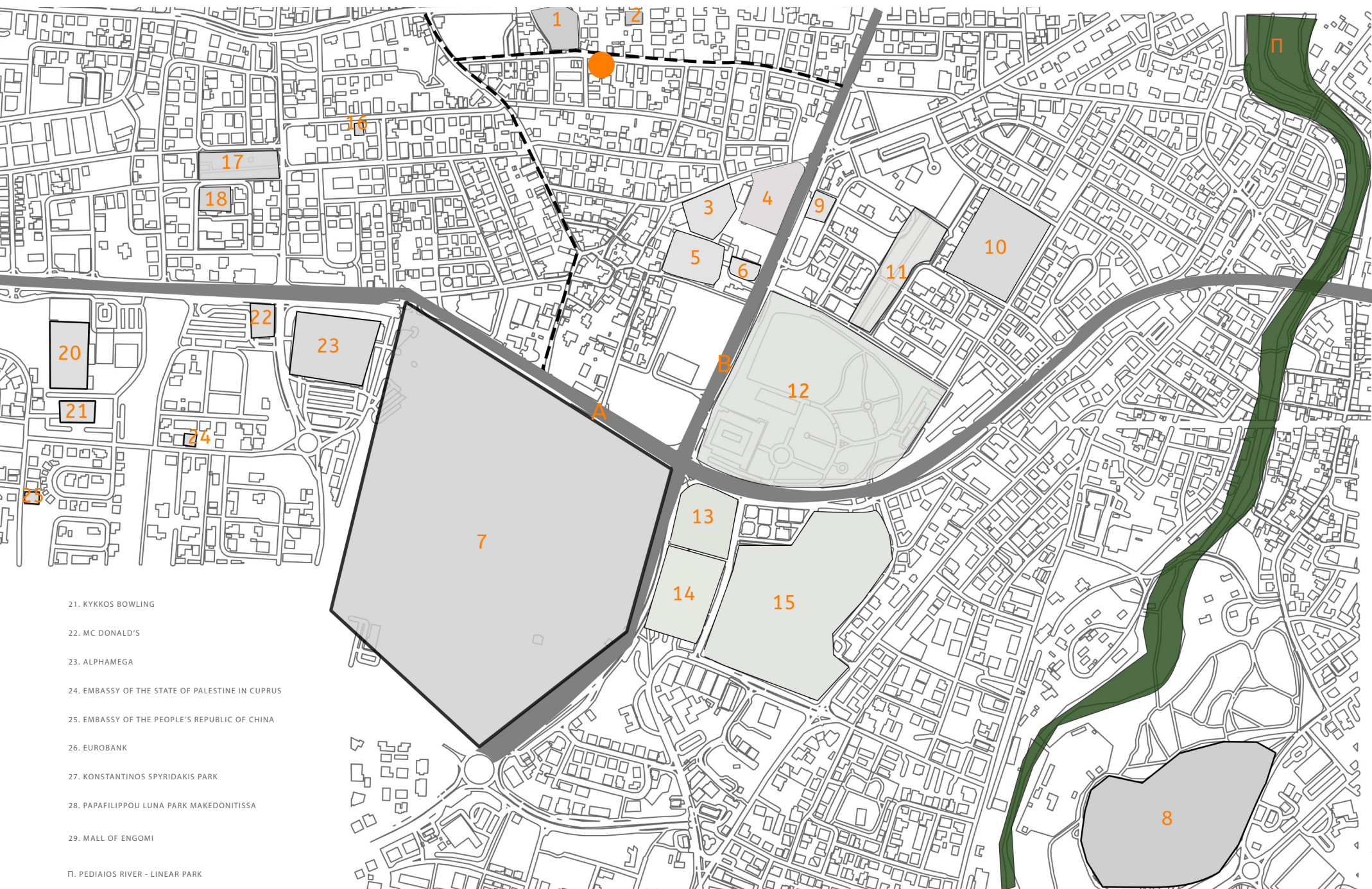
The area is characterised by quiet streets and a harmonious blend of low-rise apartment buildings and detached houses. Altogether, it offers the convenience of urban living while maintaining a welcoming and genuine community atmosphere.



1. The Old Church of Agios Dometios, a prominent landmark within the local community.



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| 1. OLD CHURCH OF AGIOS DOMETIOS | 11. PARK OF POETS AND SPIRITUAL CREATORS |
| 2. EMBASSY OF REPUBLIC OF LEBANON IN CYPRUS | 12. METOCHI KYKKOU |
| 3. PRIMARY SCHOOL OF ENGOMI | 13. EUROPEAN UNIVERSITY OF CYPRUS |
| 4. EMBASSY OF RUSSIA | 14. CYPRUS COLLEGE |
| 5. ENGOMI PUBLIC KINDERGARTEN | 15. LYKEIO KYKKOU A' & B' |
| 6. BANK OF CYPRUS | 16. CULTURAL ASSOCIATION OF ENGOMI |
| 7. NEW ALPHAMEGA DEVELOPMENT | 17. PARK OF PONTIC HELLENISM |
| 8. PRESIDENTIAL PALACE | 18. HIPPOCRATEON PRIVATE HOSPITAL |
| 9. EMBASSY OF EGYPT | 19. UNIVERSITY OF NICOSIA – ARCHITECTURE RESEARCH CENTER & FINE ART BUILDING |
| 10. ELEON TENNIS CLUB | 20. HILTON NICOSIA |



21. KYKKOS BOWLING

22. MC DONALD'S

23. ALPHAMEGA

24. EMBASSY OF THE STATE OF PALESTINE IN CUPRUS

25. EMBASSY OF THE PEOPLE'S REPUBLIC OF CHINA

26. EUROBANK

27. KONSTANTINOS SPYRIDAKIS PARK

28. PAPA FILIPPOU LUNA PARK MAKEDONITISSA

29. MALL OF ENGOMI

Π. PEDIAIOS RIVER - LINEAR PARK

LOCATION DESCRIPTION

Nicosia, also known as Lefkosia, is the capital city of Cyprus. The city's 16th-century Venetian walls divide the ancient part from the modern city. Step through the stone gates and enter a place where the past is still alive in the bustling old town, with narrow winding streets leading you through an ancient city waiting to be discovered.

Nicosia's history dates back to the Bronze age. This, coupled with its geographical uniqueness, have made it a crossroads for some of history's most important civilizations.

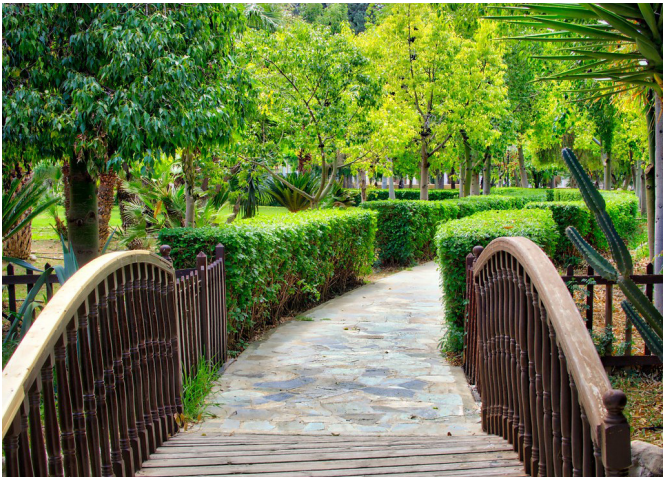
Imprints left by greats such as the Ptolemies, Romans and the Byzantines, the Franks, Venetians, Ottomans and finally the British may be encountered in your travels through the Old Town area of Nicosia.

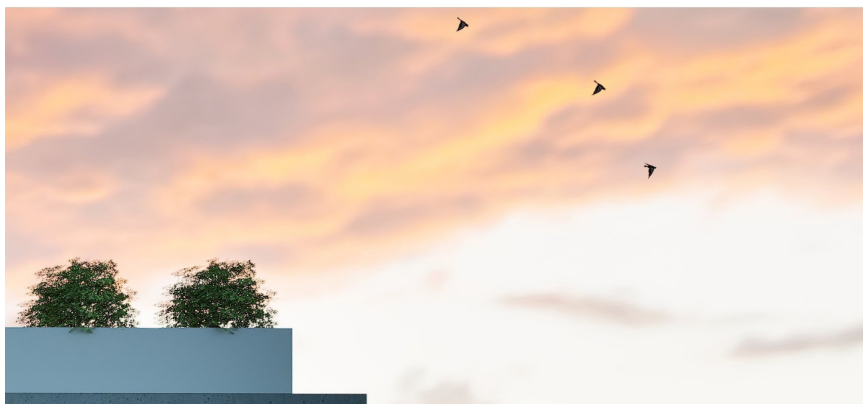
As a result of the various architectural influences that are visible throughout the city, you will be charmed by the way in which past and present, traditional and contemporary have seamlessly fused together. The modern city centre will capture your imagination, with its melting pot of influences that give Nicosia its unique image.

The city's landmarks - which include a few buildings by world renowned architects- museums, theatres, musical events and galleries both inspire and fascinate.

The streets of Makariou, Ledras, Onasagorou, Stassikratous and Mnasiadou offer shopping options that are comparable to many European countries. Nicosia also offers Cypriot and international culinary temptations in the many luxury restaurants that line its streets and some of the top private schools of international reputation.

Just a short drive away from the city centre, Nicosia also offers a rural charm with access to quaint villages, scenic landscapes and cultural treasures.







PROPERTY INTERIORS



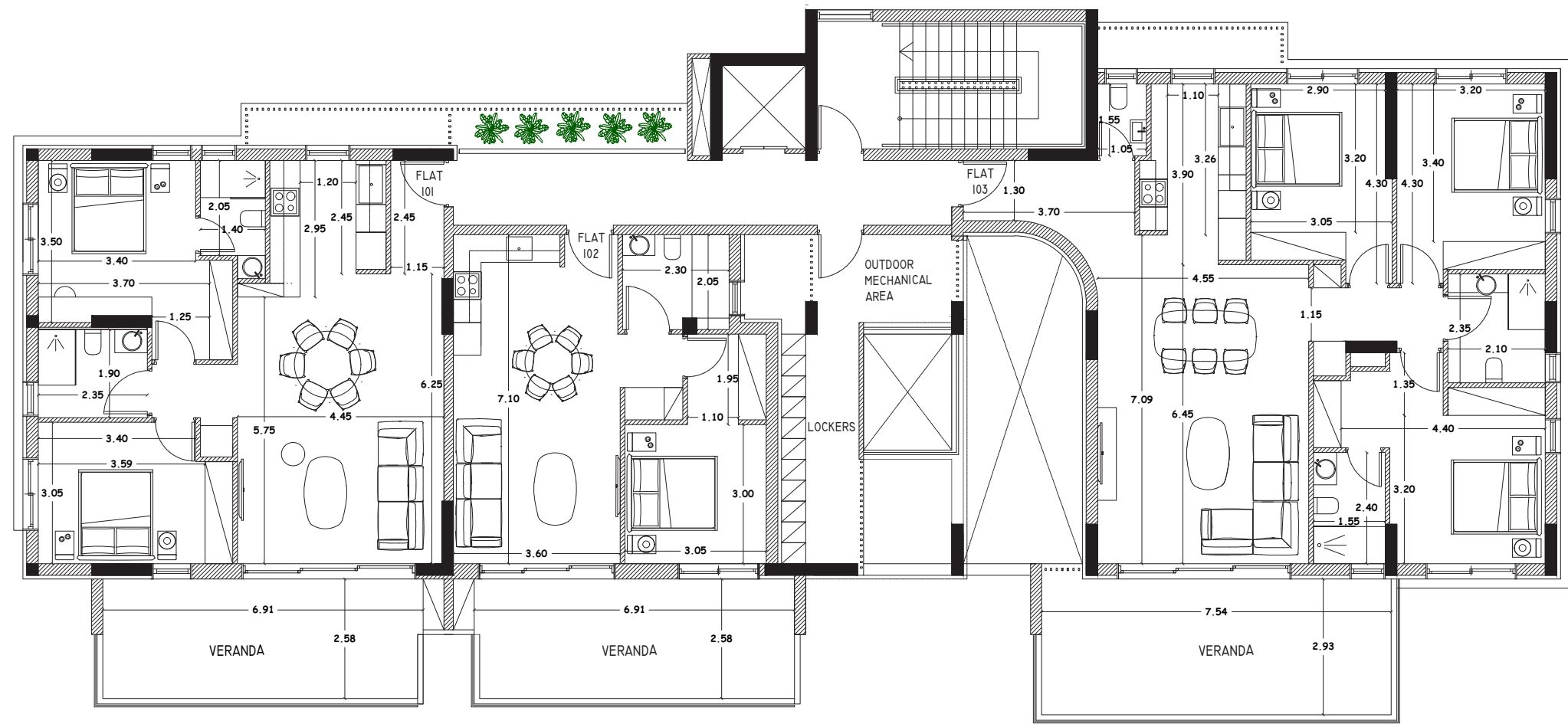


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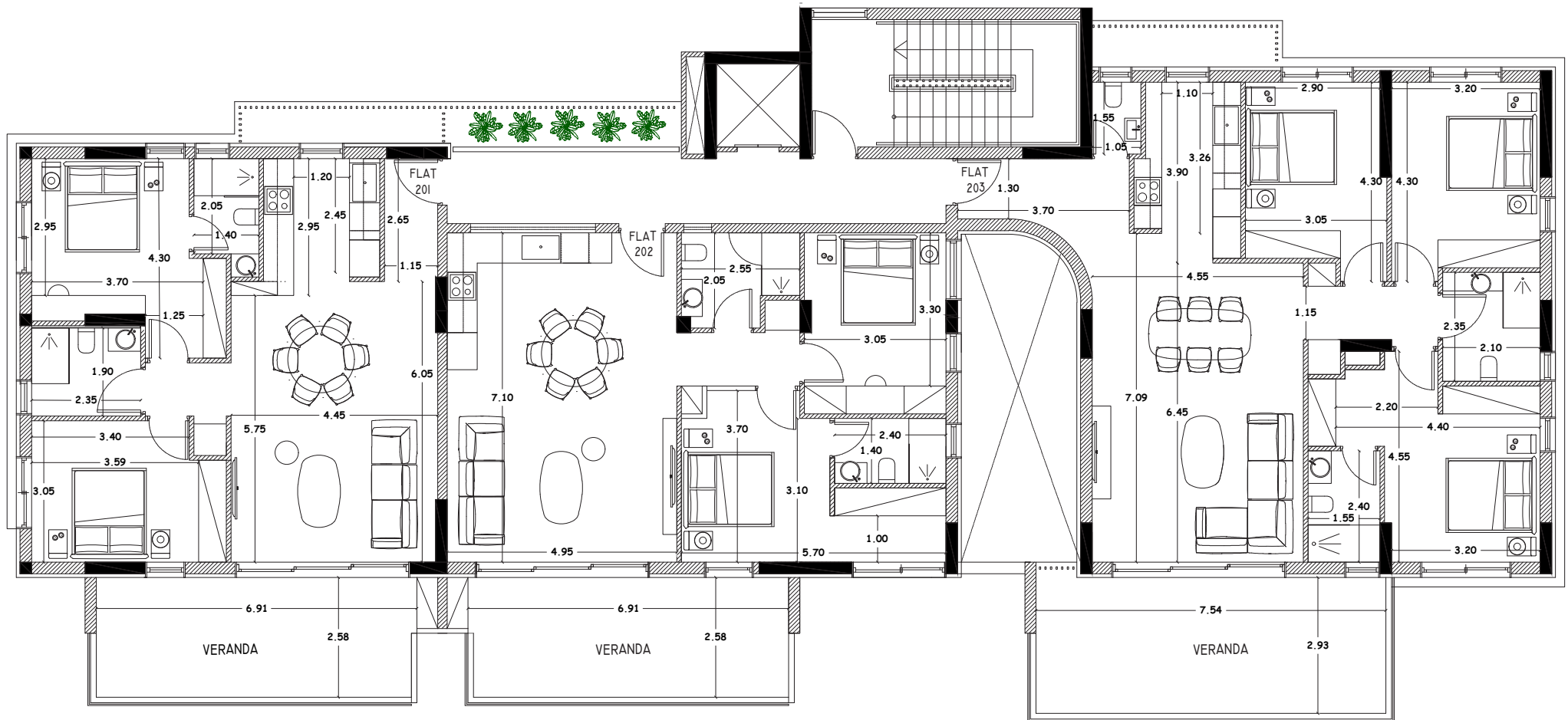




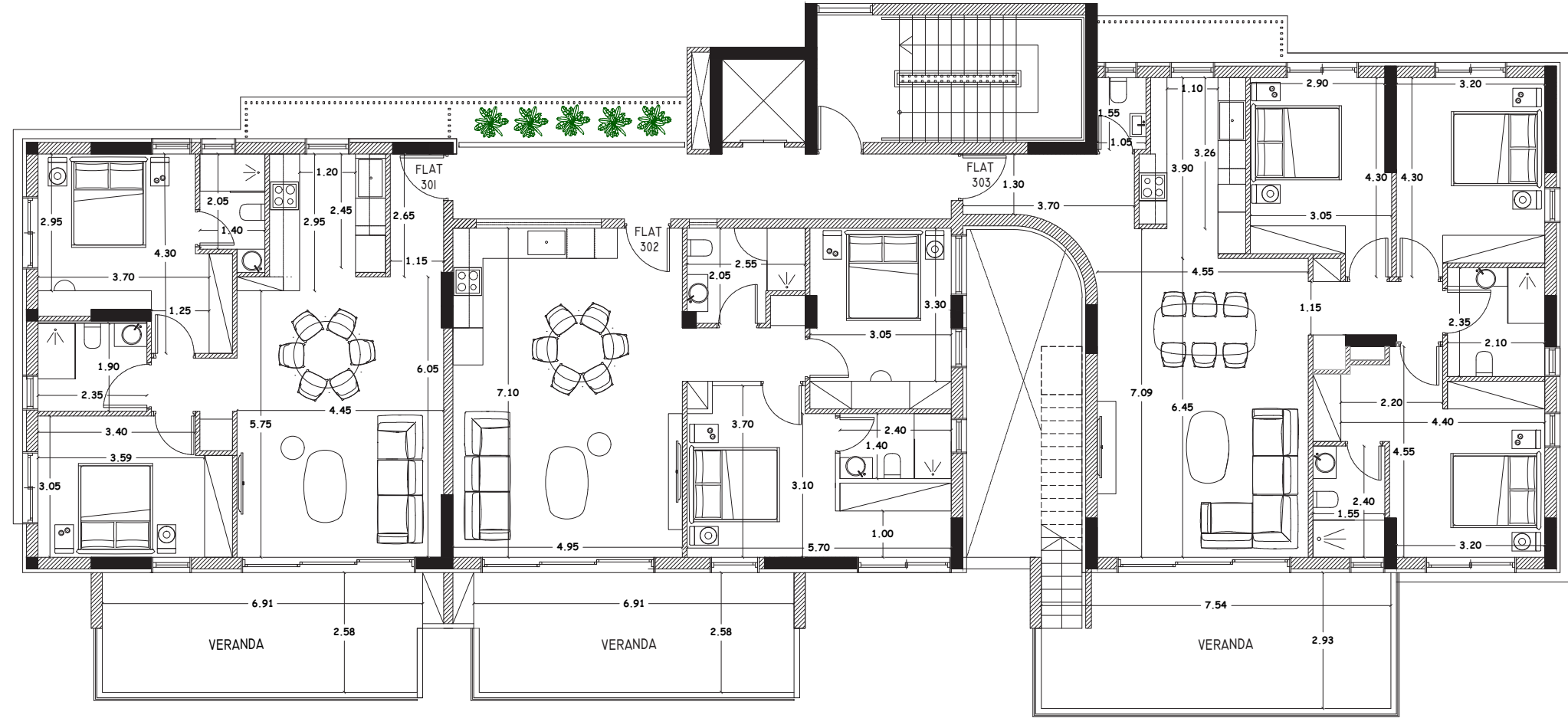




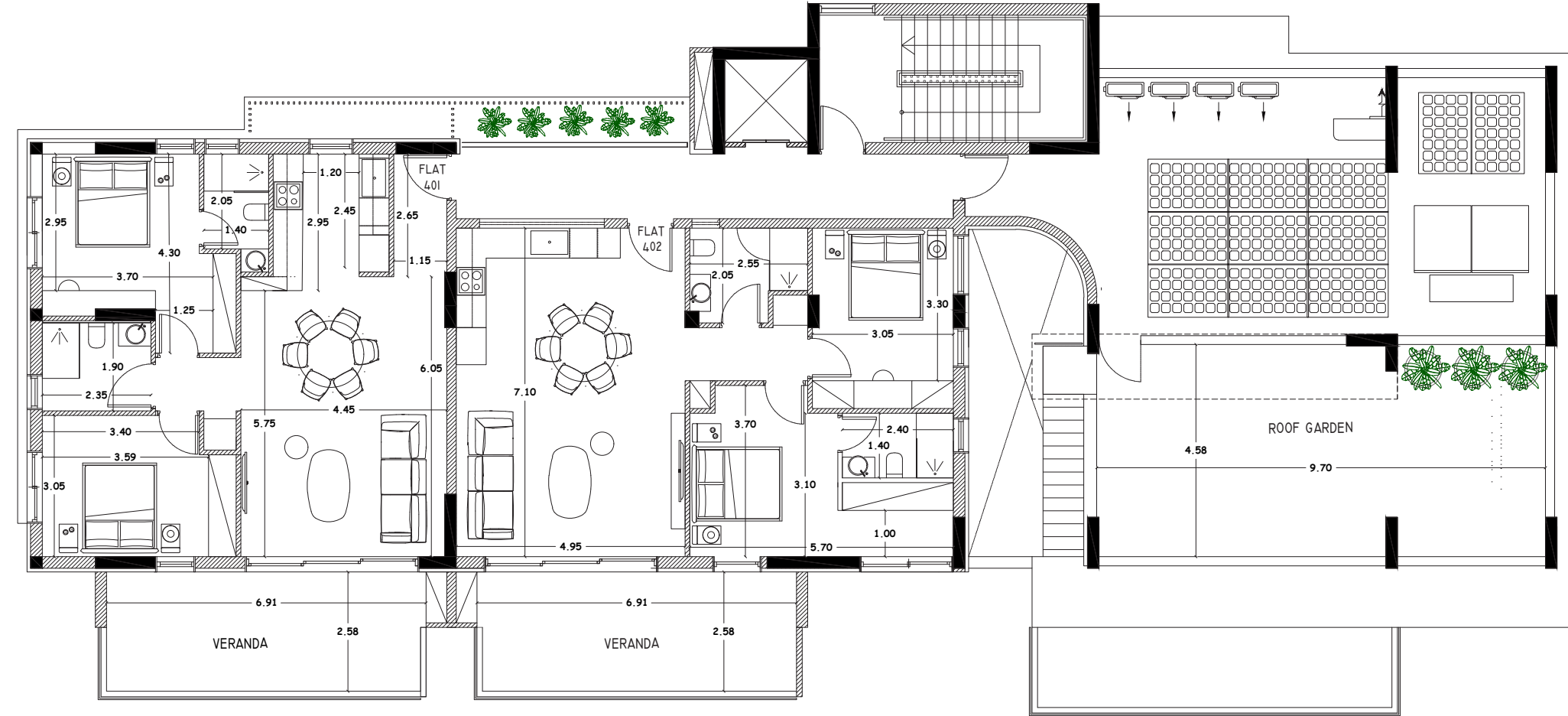
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN

FLOOR	APARTMENT NO.	NO. OF BEDROOMS	NO. OF BATHROOMS	NO. OF PARKINGS	NO. OF STORAGES	INTERNAL AREA (SQM)	COVERED VERANDAS (SQM)	ROOF GARDEN (SQM)
1ST	101	2	2	1	1	83.70	20.13	-
1ST	102	1	1	1	-	51.70	20.13	-
1ST	103	3	3	1	1	115	24.63	-
2ND	201	2	2	1	1	83.70	20.13	-
2ND	202	2	2	1	1	83.20	20.13	-
2ND	203	3	3	2	1	115	24.63	-
3RD	301	2	2	1	1	83.70	20.13	-
3RD	302	2	2	1	1	83.20	20.13	-
3RD	303	3	3	2	1	115	24.63	50.60
4TH	401	2	2	1	1	83.70	20.13	-
4TH	402	2	2	1	1	83.20	20.13	-





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