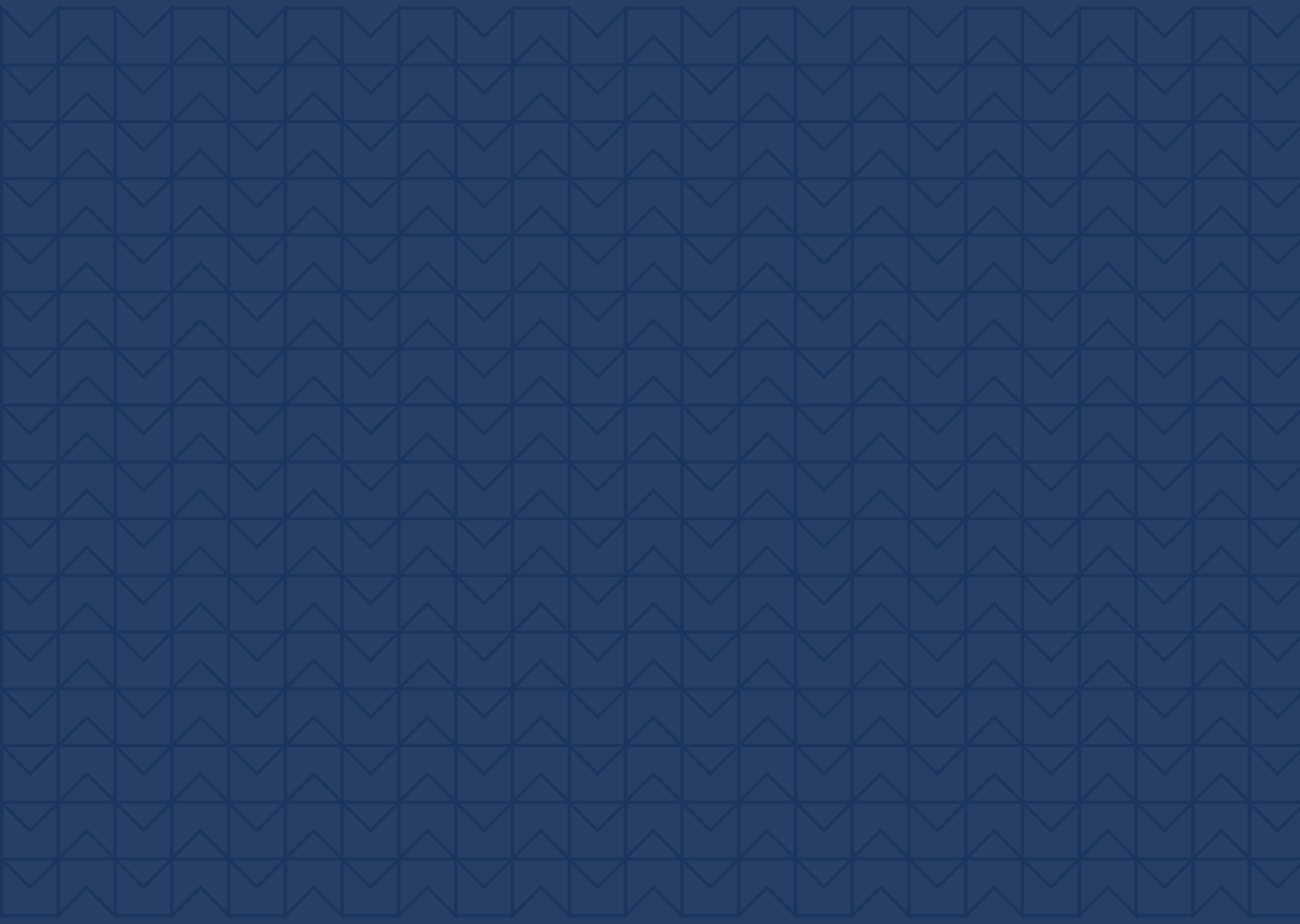


ESTIAS
RESIDENCE



M2 ESTATES





Defined by clean architectural lines, balanced proportions and high-quality materials, Estias Residence presents a timeless architectural character shaped to endure beyond short-term trends.

ESTIAS RESIDENCE

TIMELESS AESTHETICS IN A PREMIUM LOCATION.

Estias Residence by M2 Estates is a contemporary residential building in a quiet, premium neighbourhood just behind Kennedy Avenue, Nicosia – offering central accessibility with a rare sense of privacy and calm.

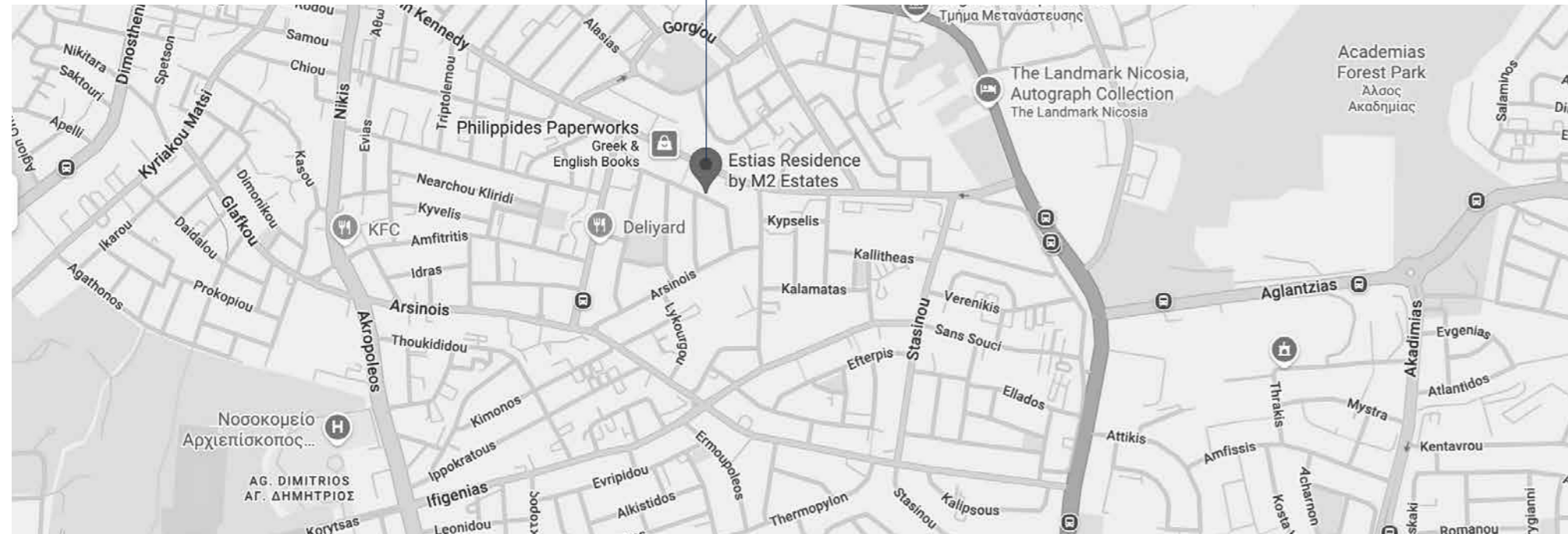
Designed by renowned architect Marina Varkari, the building comprises just ten carefully planned one-, two- and three-bedroom apartments. Guided by the principle that form follows function, each residence is designed around everyday living, with interiors and exteriors connected through large windows and generous sliding glass doors that maximise light, openness and flow.

With clean architectural lines, balanced proportions and high-quality materials, Estias Residence presents a timeless character designed to endure beyond short-term trends. Architectural mood lighting enhances the building's design, while integrated security features support a comfortable and secure living environment.

Sustainability is also central to the project, with a Class A Energy Performance Certificate rating and low CO₂ emissions. Selected apartments also benefit from two private parking spaces, adding further comfort and practicality to this premium city residence.

ESTIAS RESIDENCE

Location	Distance
Terra Santa High School	450 m
Cyprus Central Bank	700 m
The Landmark	1 km
Agios Dimitrios Park	1.7 km
Academies Park	1.8 km



A rare advantage of central accessibility combined with privacy and calm.



THE LOCATION

ACCESSIBILITY. PRIVACY. CALM.

Estias Residence by M2 Estates is a new contemporary residential building located in a premium and quiet neighbourhood just behind Kennedy Avenue, Nicosia – offering residents the rare advantage of central accessibility combined with privacy and calm.





KEY FEATURES

Designed with premium specifications that enhance durability, energy performance, comfort, security, and everyday living quality.



PREMIUM CONSTRUCTION & STRUCTURAL QUALITY
 Reinforced concrete structure with earthquake-resistant design
 External walls with External Thermal Insulation Composite System
 Waterproofing protection applied to foundation for long-term durability
 Waterproofing protection applied to balconies



ENERGY EFFICIENCY & SUSTAINABILITY
 Energy Performance Certificate Rating: Class A
 Low CO₂ emissions building design
 Solar heating panels and rooftop photovoltaic provision
 Thermal aluminium window systems with high-performance glazing



COMFORT & CLIMATE CONTROL
 Underfloor heating system with heat pump
 High-efficiency LG air-conditioning system
 Mechanical ventilation system in bathrooms
 Pressurised hot and cold water system for each apartment



SECURITY & CONTROLLED ACCESS
 Audio/video entry system with intercom units in all apartments
 Automatic barrier and electric roller shutter for parking access
 Security codes and fob-key access from parking areas
 Armoured, fire-resistant entrance doors with perimeter locking



PARKING & STORAGE
 Two parking spaces for most 2- and 3-bedroom apartments
 Dedicated private storeroom for each apartment
 Provision for electric vehicle charger installation
 Private parking and storage facilities designed for everyday convenience



ARCHITECTURAL QUALITY & COMMON AREAS
 Architectural linear LED mood lighting indoors
 Architectural linear LED mood lighting outdoors
 Carefully selected finishes enhancing common areas' aesthetics
 Safety lighting sensors and KONE EcoDisc Ecospace elevator



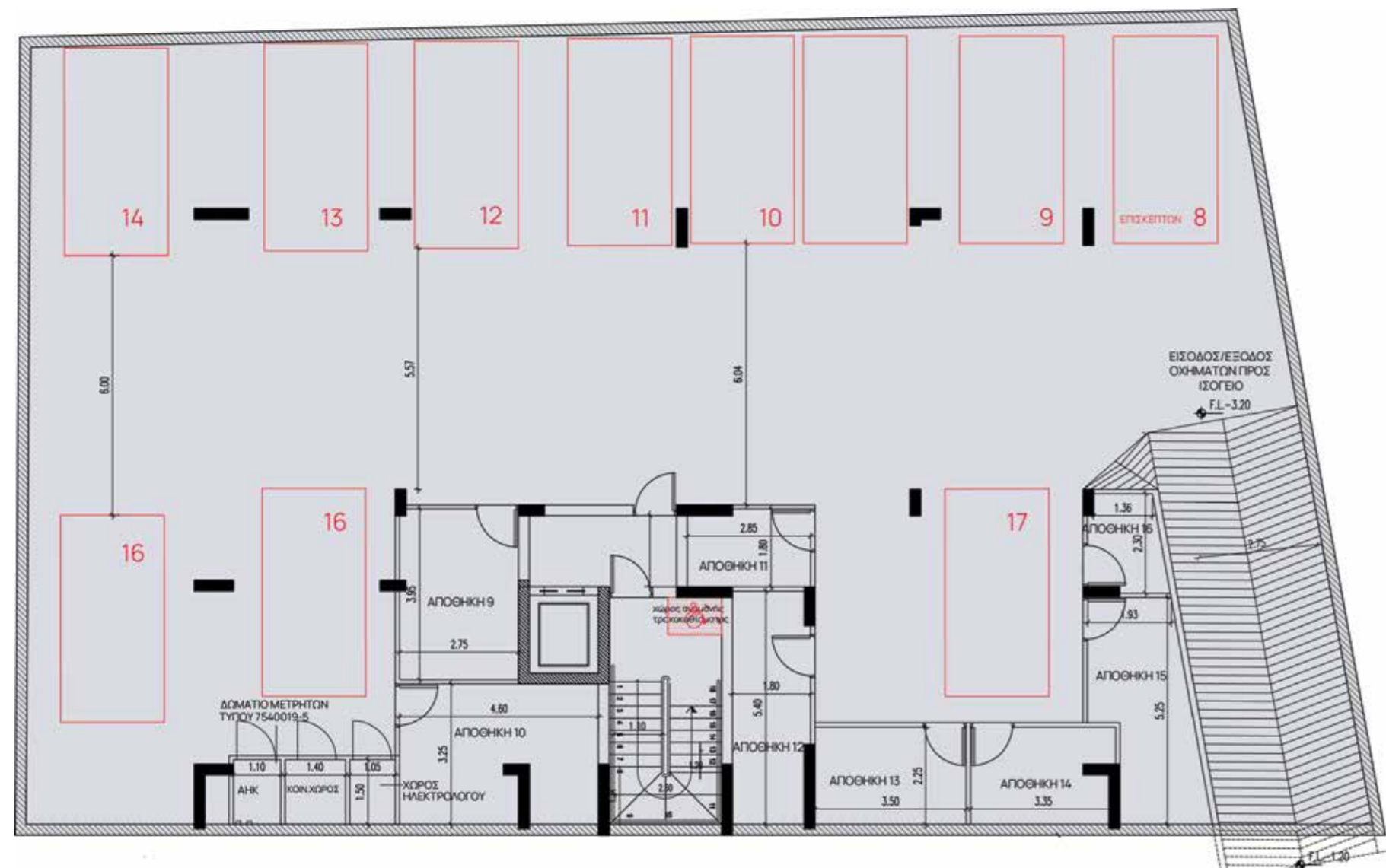
HIGH-QUALITY INTERIOR SPECIFICATIONS
 Italian-origin kitchens, wardrobes and internal doors
 Soft-close kitchens with premium fittings and porcelain countertops
 High-quality European sanitary ware with concealed wall-hung toilets
 Thermally insulated floor-to-ceiling windows & bedroom roller shutter provision



Ergonomically designed interiors that bring comfort, functionality and enjoyment to everyday living.



Basement



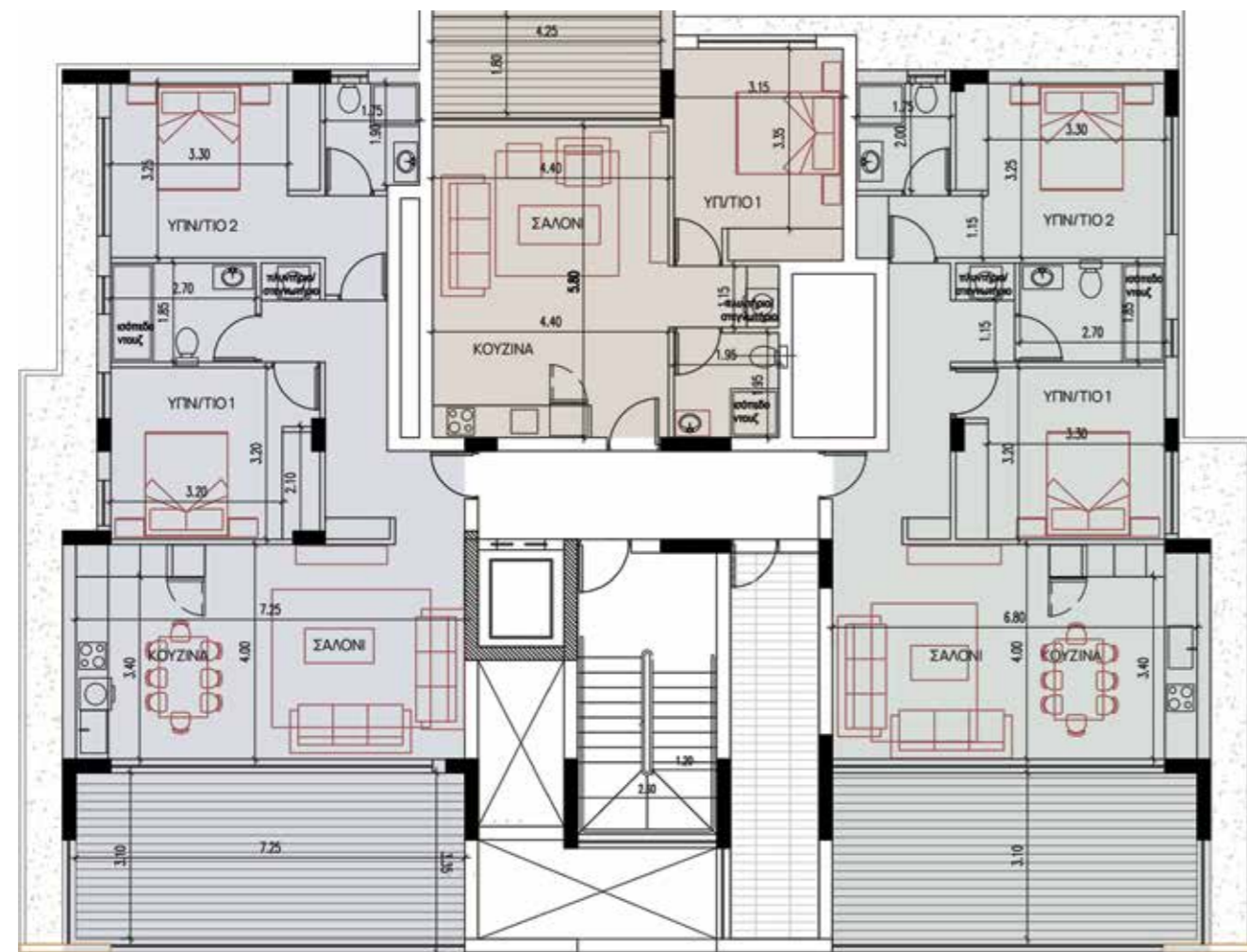
Ground Level



Level 01

101

Bedrooms: 2
Total M²: 109.5



102

Bedrooms: 1
Total M²: 58

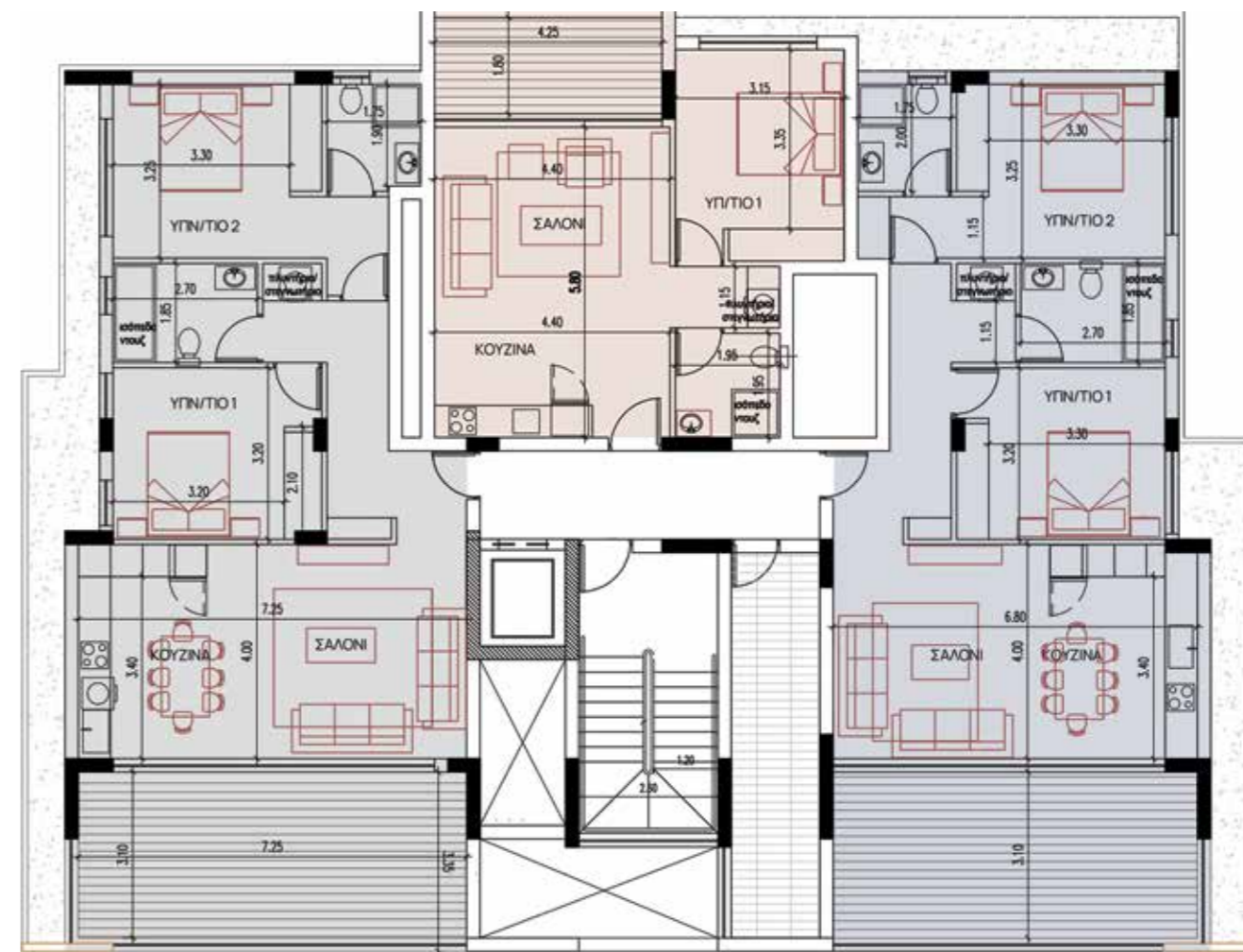
103

Bedrooms: 2
Total M²: 106

Level 02

201

Bedrooms: 2
Total M²: 109.5



202

Bedrooms: 1
Total M²: 58

203

Bedrooms: 2
Total M²: 106

Level 03

301

Bedrooms: 3
Total M²: 154



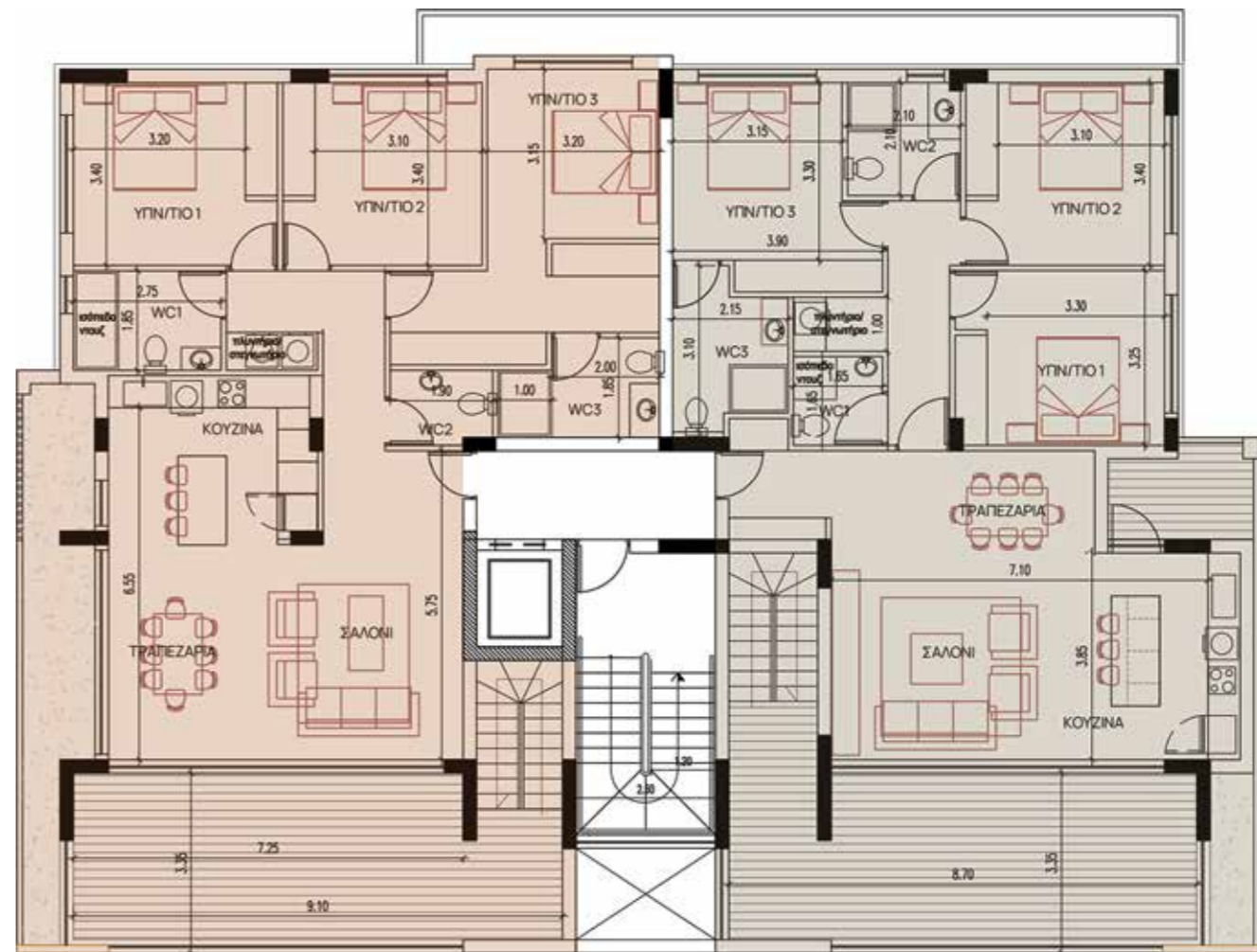
302

Bedrooms: 3
Total M²: 147

Level 04

401

Bedrooms: 3
Total M²: 150.5



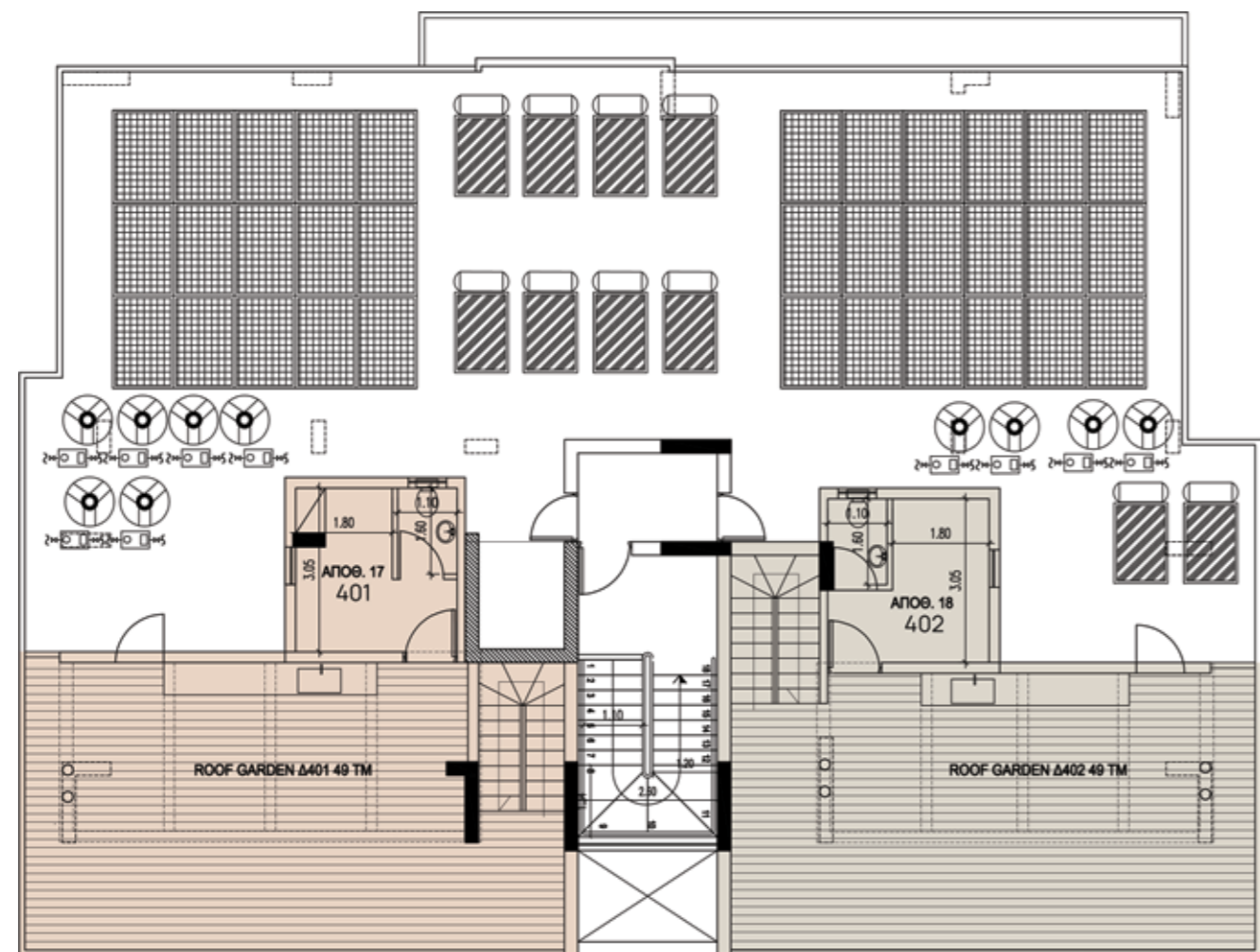
402

Bedrooms: 3
Total M²: 150

Roof

401

Roof Garden



402

Roof Garden



ESTIAS RESIDENCE IN NUMBERS

Apt.	Level	Bedrooms	Internal M ²	Verandas M ²	Total M ²	Garden M ²	Roof Garden M ²	Parking Spaces	P/V Solar Panels	Store Rooms M ²
101	1	2	85.5	24	109.5	-	-	1	2 kw	11
102	1	1	50	8	58	-	-	1	-	5
103	1	2	84	22	106	-	-	2	2 kw	5
201	2	2	85.5	24	109.5	-	-	2	2 kw	8
202	2	1	50	8	58	-	-	1	-	5
203	2	2	84	22	106	-	-	1	2 kw	13
301	3	3	121.5	32.5	154	7	-	2	3 kw	8
302	3	3	115	32	147	7	-	2	3 kw	10
401	4	3	121.5	29	150.5	11	50	2	3 kw	15 + 10 on Roof Garden
402	4	3	115	35	150	-	50	2	3 kw	11 + 10 on Roof Garden





TEMPON RESIDENCE



KARAVA RESIDENCE



IPPOKRATOUS RESIDENCE



VITSIU RESIDENCE



MEGAROU RESIDENCE



KING PAUL RESIDENCE

ABOUT M² ESTATES

CONTEMPORARY HOMES WITH LASTING VALUE IN PRIME LOCATIONS

M² Estates is a dynamic property development company dedicated to creating high-quality residential projects in prime locations across Nicosia.

Driven by passion, attention to detail and a commitment to lasting value, the company develops contemporary homes that combine distinctive architecture, functional living spaces, energy-efficient design and modern construction standards.

Each M² Estates project is designed to offer more than a property. It offers a home built for comfort, convenience and long-term quality – whether for private living or investment. With a focus on thoughtful design, selected locations and future-ready solutions, M² Estates continues its mission to build lifelong foundations.

Designed by Reef+Co



M2 ESTATES

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