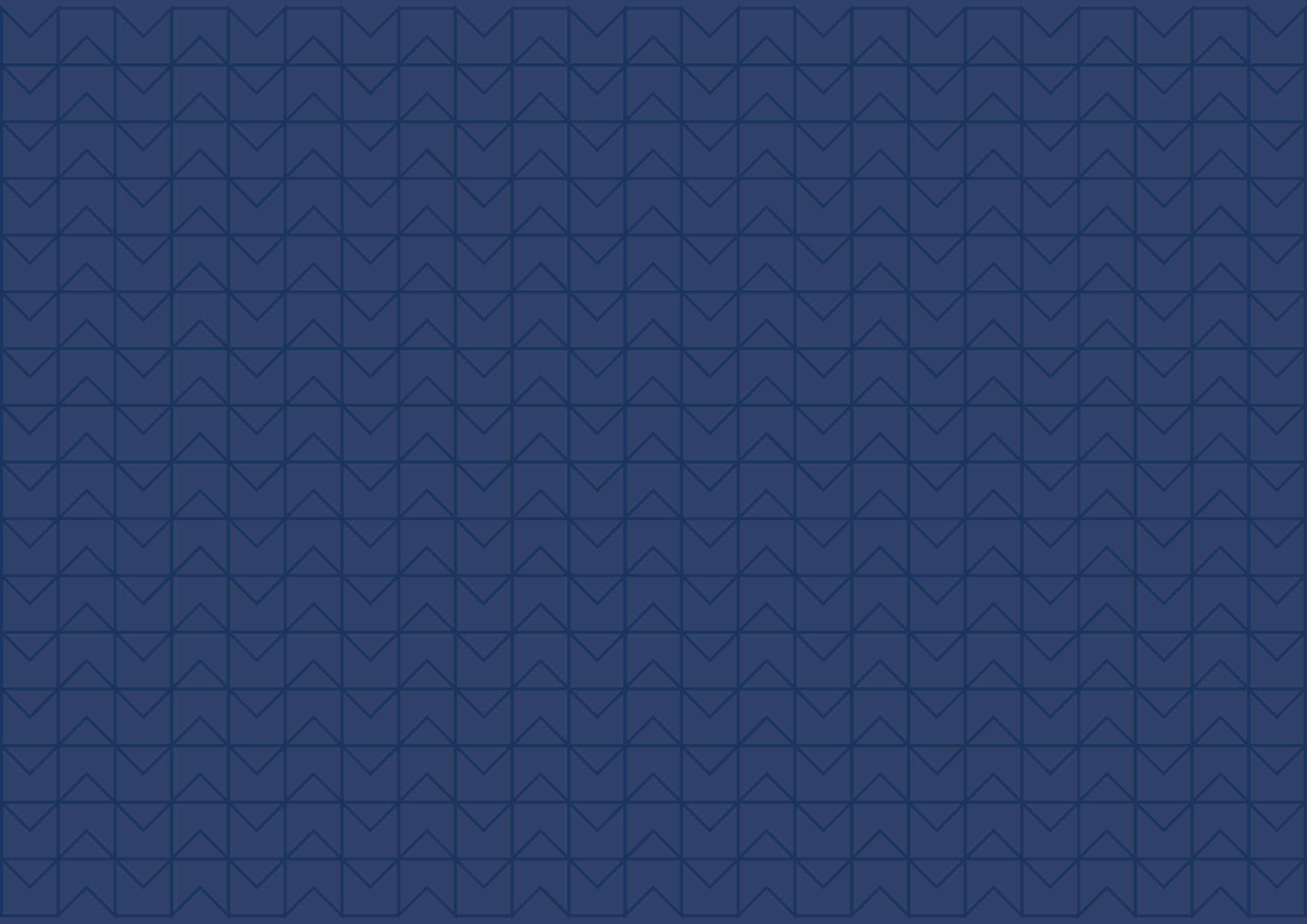


VITSIU
RESIDENCE



M2 ESTATES





Vitsiou Residence reflects a philosophy centred on sustainability, simplicity and timeless design. Elegant curves, clean architectural lines and integrated greenery create a distinctive architectural identity,

VITSIU RESIDENCE

CONTEMPORARY LIVING, THOUGHTFULLY DESIGNED.

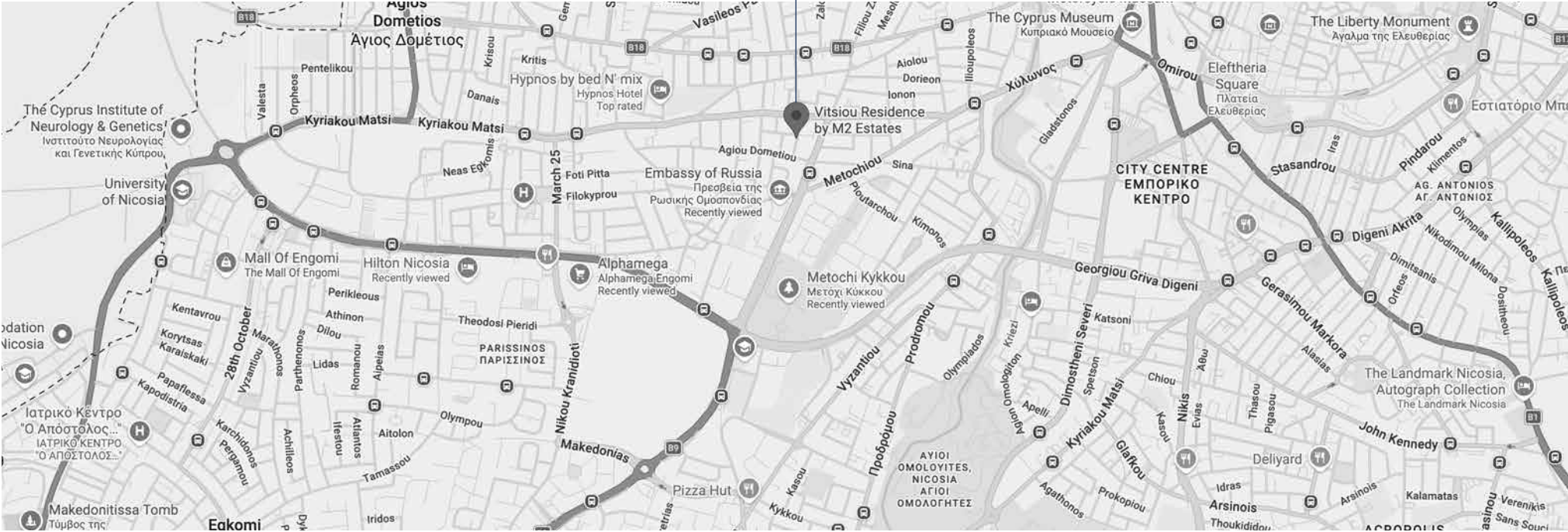
Vitsiou Residence is M² Estates' latest residential development, located in one of Nicosia's most desirable neighbourhoods, just a short walk from the American and Russian Embassies. Combining the convenience of a central location with the tranquillity of a quiet residential street, it offers a contemporary lifestyle where accessibility, privacy and quality exist in perfect harmony.

Designed by the award-winning architects of EKKY Studio, the building reflects a philosophy centred on sustainability, simplicity and timeless design. Elegant curves, clean architectural lines and integrated greenery create a distinctive architectural identity, while expansive floor-to-ceiling glazing fills each residence with natural light and strengthens the connection between indoor and outdoor living.

Comprising just nine exclusive residences—six spacious two-bedroom apartments and three generous three-bedroom apartments—Vitsiou Residence has been designed for those who value quality, comfort and contemporary living. Premium construction, Class A energy efficiency, underfloor heating, high-efficiency LG air-conditioning, advanced thermal insulation and carefully selected finishes combine to deliver exceptional comfort, sustainability and long-term value. Every detail, from the landscaped surroundings and architectural lighting to the secure access systems and premium specifications, has been thoughtfully considered to create a refined living experience.

VITSIU RESIDENCE

Location	Distance
Russian Embassy	600 m
Lidl Engomi	650 m
American Embassy	750 m
European University	1.5 km
Alfamega Engomi	2.1 km
Hilton Nicosia	2.5 km



THE LOCATION

Where accessibility, privacy and exceptional quality exist in perfect harmony.

CONVENIENCE. TRANQUILLITY. PRIVACY.

Ideally located in one of Nicosia's most desirable neighbourhoods, just a short walk from the American and Russian Embassies, Vitsiou Residence combines a central address with the tranquility of a quiet residential setting.





KEY FEATURES

Every detail at Vitsiou Residence has been carefully considered to deliver exceptional quality, comfort and long-term value through premium materials, contemporary design and energy-efficient technologies.



PREMIUM CONSTRUCTION & STRUCTURAL QUALITY
Reinforced concrete structure with earthquake-resistant design
Thermal Insulation Composite System (ETICS) with 8cm XPS insulation
Waterproofing protection applied to foundations and balconies
High-quality clay brick external walls for superior thermal performance



ENERGY EFFICIENCY & SUSTAINABILITY
Energy Performance Certificate Rating: Class A
A complete photovoltaics system will be installed for each apartment
Solar heating panels
Thermally insulated aluminium window systems with thermal breaks



COMFORT & CLIMATE CONTROL
Underfloor heating system with heat pump
High-efficiency LG air-conditioning system
Pressurised hot and cold water system for each apartment
Concealed ceiling air-conditioning in kitchen and living areas



SECURITY & CONTROLLED ACCESS
Audio/video entry system with intercom units in all apartments
Electronic gates with fob-key and security code access
Dedicated security entry system for parking areas
Robust, thermally insulated double-glazed windows for added security



PARKING & STORAGE
One covered parking space for 2-bedroom apartments
Two covered parking spaces for 3-bedroom apartments
Dedicated private storeroom for every apartment
Provision for electric vehicle charging



DESIGN & SHARED SPACES
Architectural indoor and outdoor linear LED mood lighting
Carefully selected premium finishes throughout common areas
Lighting sensors for enhanced convenience and security
KONE EcoDisc Ecospace elevator



PREMIUM INTERIOR FEATURES
High ceilings with a clear height of 3 meters
Large floor-to-ceiling thermally insulated double-glazed windows
Premium pipe-in-pipe plumbing system with individual water tanks
Electric roller shutters in all bedrooms

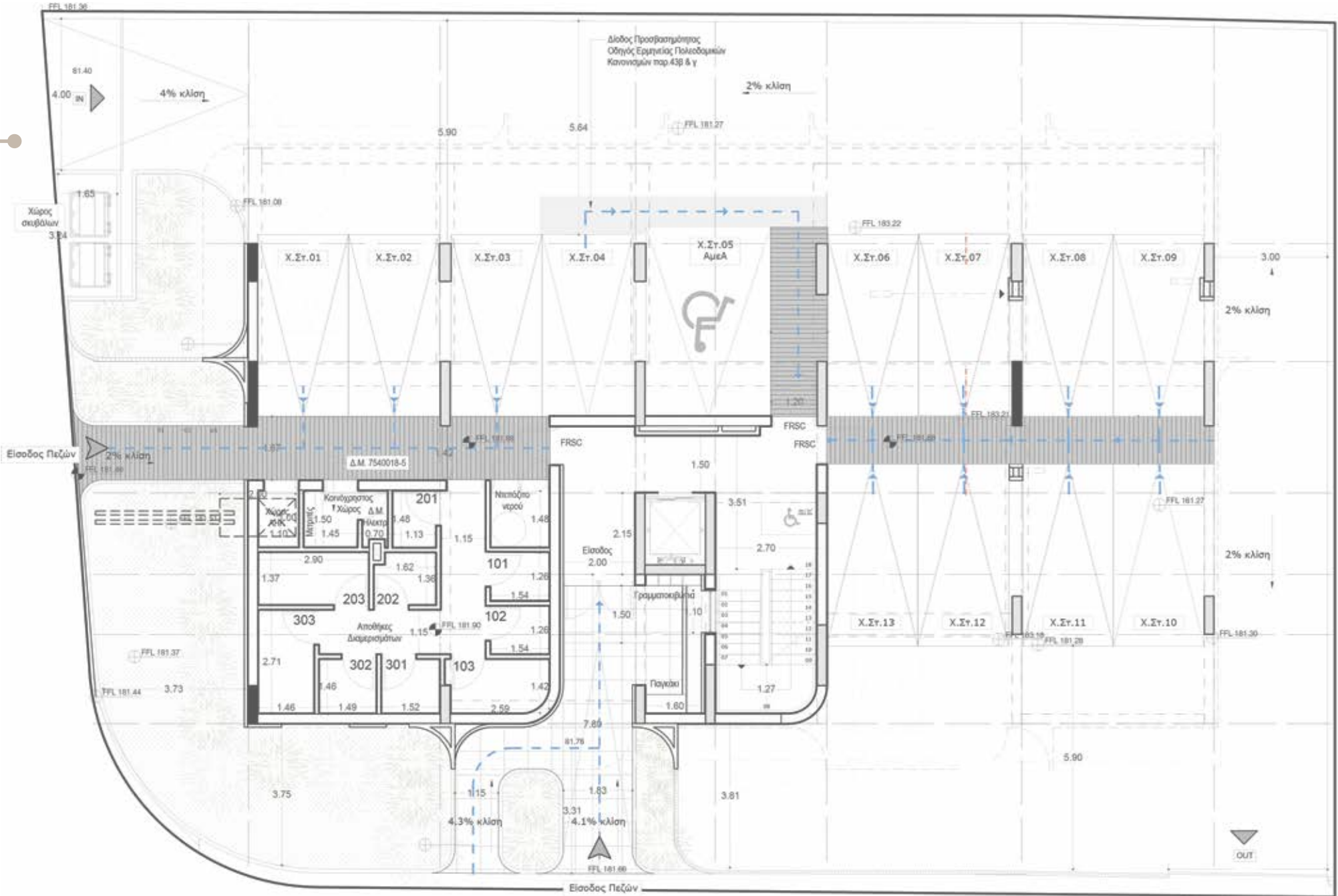


Generous open-plan layouts, floor-to-ceiling glazing and carefully selected materials create bright, inviting interiors designed for effortless modern living.

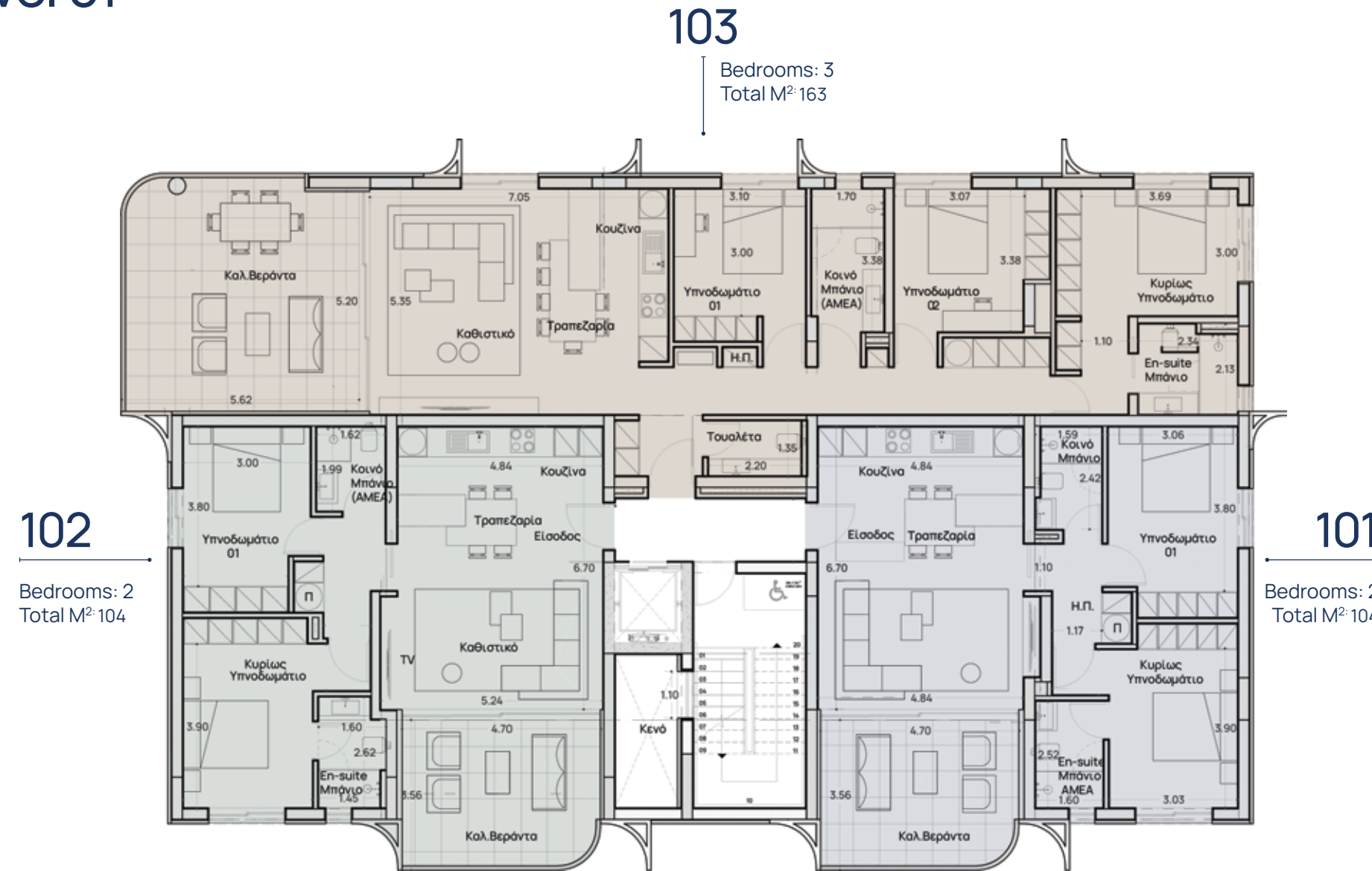


VITSIOU RESIDENCE PLANS

Ground Level



Level 01



Level 02



Level 03

303

Bedrooms: 3
Total M²: 203

302

Bedrooms: 2
Total M²: 104

301

Bedrooms: 2
Total M²: 104

Roof

303

Roof Garden
Total M²: 40



VITSIU RESIDENCE IN NUMBERS

Apt.	Level	Bedrooms	Internal M²	Verandas M²	Total M²	Roof Garden M²	Parking Spaces	P/V Solar Panels	Store Rooms
101	1	2	86	18	104	-	1	2.5 kw	1
102	1	2	86	18	104	-	1	2.5 kw	1
103	1	3	130	33	163	-	2	3 kw	1
201	2	2	86	18	104	-	1	2.5 kw	1
202	2	2	86	18	104	-	1	2.5 kw	1
203	2	3	130	33	163	-	2	3 kw	1
301	3	2	86	18	104	-	1	2.5 kw	1
302	3	2	86	18	104	-	1	2.5 kw	1
303	3	3	130	33	203	40	2	3 kw	1



ABOUT M² ESTATES



TEMPON RESIDENCE



KARAVA RESIDENCE



IPPOKRATOUS RESIDENCE



VITSIOU RESIDENCE



MEGARON RESIDENCE



KING PAUL RESIDENCE

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.



M2 ESTATES

M2 Estates

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