

DUET

RESIDENCES

An architectural rendering of two modern, multi-story apartment buildings at dusk. The buildings feature white facades, large glass windows, and balconies with glass railings. The interior lights are on, and the balconies are illuminated from within. A long, low building with a black and white checkered facade is visible in the background. A car is parked on the street in front of the buildings, and a red light trail is visible on the road. The sky is dark with some clouds.

TWO BUILDINGS ONE VISION

60

Apartments

5

Floors

A+

Energy Class

DUET

RESIDENCES

THE PROJECT

The development consists of two contemporary five-storey residential buildings, each comprising 30 apartments, offering a diverse range of living options designed to suit different lifestyles and needs.

The project includes studio, one-bedroom, and two-bedroom apartments, thoughtfully designed with a focus on functionality, comfort, and modern aesthetics.

The architectural layout has been carefully planned to maximise natural light, ventilation, and unobstructed views throughout the residences, creating bright, welcoming, and comfortable living spaces.



AMENITIES & FACILITIES

At the heart of the development lies a beautifully designed central courtyard, creating a unique environment for relaxation, wellbeing, and everyday enjoyment. Surrounded by landscaped gardens and lush greenery, the decorative water feature enhances the sense of tranquillity and harmony throughout the development.

A fully equipped fitness centre further enriches the residential experience, supporting a healthy and balanced lifestyle within a modern and high-quality living environment.

The development also offers secure and convenient parking facilities for every unit, along with additional visitor parking spaces. Access to the parking areas is controlled through a secure entry system, ensuring privacy, safety, and ease of use for residents and guests alike.



DUET
RESIDENCES



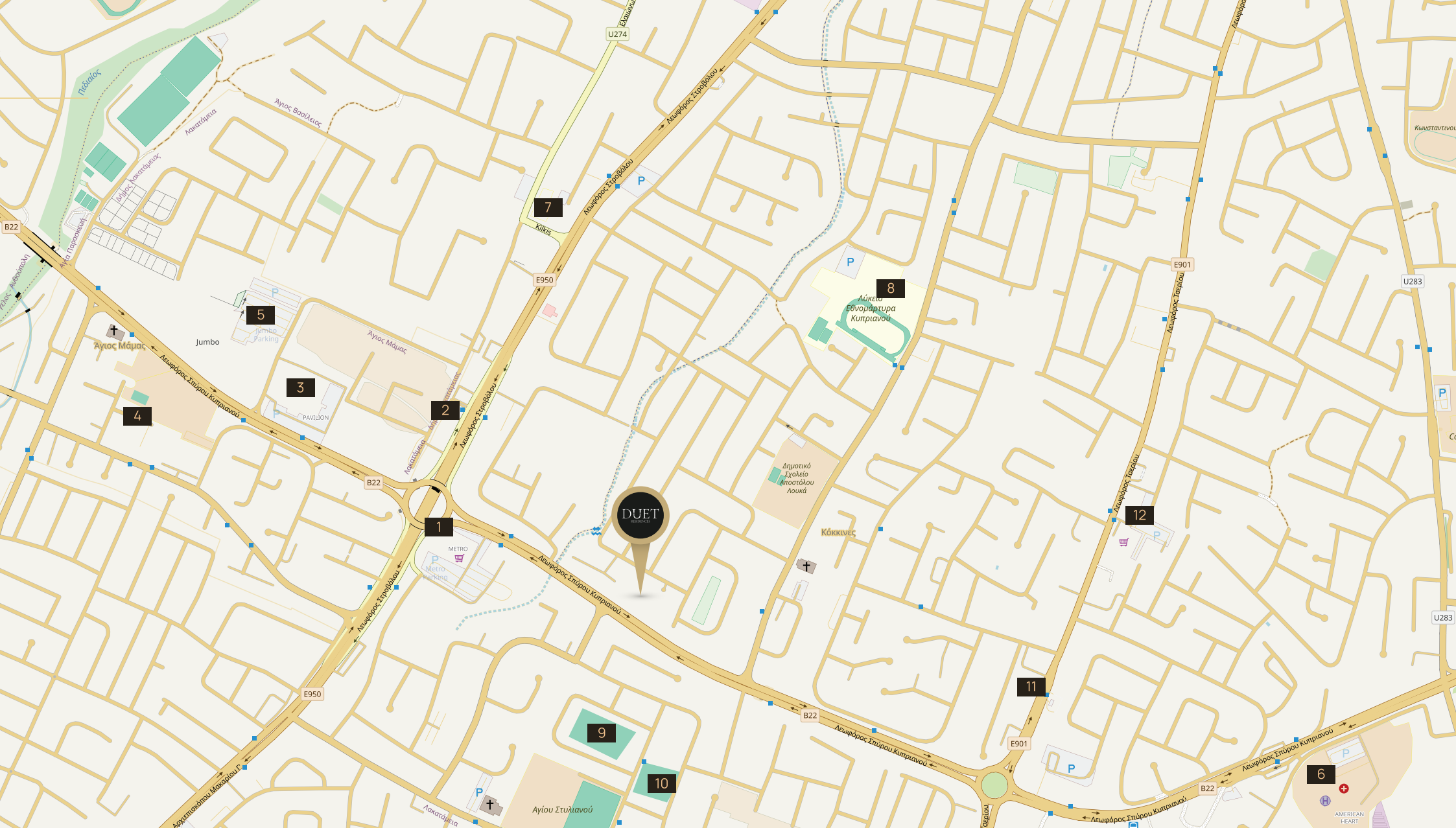
LOCATION

Duet Residences enjoys a prime location in Strovolos, offering immediate access to the city's essential services, amenities, and infrastructure.

Its strategic position ensures excellent connectivity to the motorway and major road networks, providing convenient and efficient daily commuting.

Supermarkets, retail stores, cafés, restaurants, schools, healthcare facilities, and a wide range of everyday services are all within close proximity, enhancing comfort, convenience, and quality of life.

An ideal combination of modern urban living, accessibility, and everyday convenience.



1 | METRO

2 | Dikteon

3 | Pavilion

4 | 9 | 10 | Parks

5 | Jumbo

6 | American Heart

7 | Global College

8 | Strovolos Lyceum

11 | Surgery Clinic

12 | Lidl



Construction Quality

- Reinforced concrete structure
- Anti-seismic engineering and structural design
- 25cm external walls with 8cm thermal insulation
- Advanced roof and terrace waterproofing system



Interior Finishes

- Premium ceramic flooring throughout living areas, bedrooms and verandas
- Full-height ceramic wall finishes in bathrooms
- Technogranite kitchen worktops and splashbacks
- Marble window sills and door thresholds
- Premium paint finishes



Custom Joinery

- Security entrance door
- Built-in wardrobes with premium finishes
- Contemporary kitchen cabinetry with customisable finishes
- High-quality sanitary ware with wall-hung WC and concealed cistern







Energy Efficiency

- Individual photovoltaic system
- Heat pump water heating
- High performance thermal insulation
- Double-glazed thermal aluminium windows



Comfort & Climate

- Air conditioning provision included
- Designed for year-round thermal comfort



Security & Connectivity

- Video entry system
- Controlled access to the development
- TV, Internet & Intercom infrastructure



Private Amenities

- Covered parking
- Private storage room at an extra cost
- Lift access to all floors



APARTMENT COLLECTION

BLOCK A



*prices do not include VAT

	APARTMENT	FLOOR	TYPE	SIZE	STATUS	COVERED VERANDAS	PRICE
1 st FLOOR	A-101	1	2 Bedroom	79m ²	UNAVAILABLE	13m ²	————
	A-102	1	2 Bedroom	78m ²	UNAVAILABLE	21m ²	————
	A-103	1	1 Bedroom	54m ²	UNAVAILABLE	8m ²	————
	A-104	1	2 Bedroom	78m ²	UNAVAILABLE	24m ²	————
	A-105	1	2 Bedroom	79m ²	UNAVAILABLE	13.5m ²	————
	A-106	1	Studio	40m ²	UNAVAILABLE	5.5m ²	————
2 nd FLOOR	A-201	2	2 Bedroom	79m ²	UNAVAILABLE	13m ²	————
	A-202	2	2 Bedroom	78m ²	UNAVAILABLE	21m ²	————
	A-203	2	1 Bedroom	54m ²	UNAVAILABLE	8m ²	————
	A-204	2	2 Bedroom	78m ²	UNAVAILABLE	24m ²	————
	A-205	2	2 Bedroom	79m ²	UNAVAILABLE	13.5m ²	————
	A-206	2	Studio	40m ²	UNAVAILABLE	5.5m ²	————
3 rd FLOOR	A-301	3	2 Bedroom	79m ²	UNAVAILABLE	13m ²	————
	A-302	3	2 Bedroom	78m ²	UNAVAILABLE	21m ²	————
	A-303	3	1 Bedroom	54m ²	AVAILABLE	8m ²	€155,000
	A-304	3	2 Bedroom	78m ²	AVAILABLE	24m ²	€232,000
	A-305	3	2 Bedroom	79m ²	AVAILABLE	13.5m ²	€232,000
	A-306	3	Studio	40m ²	UNAVAILABLE	5.5m ²	————
4 th FLOOR	A-401	4	2 Bedroom	79m ²	AVAILABLE	13m ²	€252,000
	A-402	4	2 Bedroom	78m ²	AVAILABLE	21m ²	€254,000
	A-403	4	1 Bedroom	54m ²	AVAILABLE	8m ²	€168,000
	A-404	4	2 Bedroom	78m ²	AVAILABLE	24m ²	€246,000
	A-405	4	2 Bedroom	79m ²	AVAILABLE	13.5m ²	€247,000
	A-406	4	Studio	40m ²	AVAILABLE	5.5m ²	€124,000
5 th FLOOR	A-501	5	2 Bedroom	79m ²	AVAILABLE	13m ²	€262,000
	A-502	5	2 Bedroom	78m ²	AVAILABLE	21m ²	€262,000
	A-503	5	1 Bedroom	54m ²	AVAILABLE	8m ²	€178,000
	A-504	5	2 Bedroom	78m ²	AVAILABLE	24m ²	€258,000
	A-505	5	2 Bedroom	79m ²	AVAILABLE	13.5m ²	€257,000
	A-506	5	Studio	40m ²	AVAILABLE	5.5m ²	€132,000

APARTMENT COLLECTION

BLOCK B



*prices do not include VAT

	APARTMENT	FLOOR	TYPE	SIZE	STATUS	COVERED VERANDAS	PRICE
1 st FLOOR	B-101	1	2 Bedroom	79m ²	UNAVAILABLE	13m ²	————
	B-102	1	2 Bedroom	78m ²	UNAVAILABLE	21m ²	————
	B-103	1	1 Bedroom	54m ²	UNAVAILABLE	8m ²	————
	B-104	1	2 Bedroom	78m ²	UNAVAILABLE	24m ²	————
	B-105	1	2 Bedroom	79m ²	UNAVAILABLE	13.5m ²	————
	B-106	1	Studio	40m ²	UNAVAILABLE	5.5m ²	————
2 nd FLOOR	B-201	2	2 Bedroom	79m ²	UNAVAILABLE	13m ²	————
	B-202	2	2 Bedroom	78m ²	UNAVAILABLE	21m ²	————
	B-203	2	1 Bedroom	54m ²	UNAVAILABLE	8m ²	————
	B-204	2	2 Bedroom	78m ²	UNAVAILABLE	24m ²	————
	B-205	2	2 Bedroom	79m ²	UNAVAILABLE	13.5m ²	————
	B-206	2	Studio	40m ²	UNAVAILABLE	5.5m ²	————
3 rd FLOOR	B-301	3	2 Bedroom	79m ²	AVAILABLE	13m ²	€234,000
	B-302	3	2 Bedroom	78m ²	AVAILABLE	21m ²	€237,000
	B-303	3	1 Bedroom	54m ²	AVAILABLE	8m ²	€157,000
	B-304	3	2 Bedroom	78m ²	AVAILABLE	24m ²	€234,000
	B-305	3	2 Bedroom	79m ²	AVAILABLE	13.5m ²	€230,000
	B-306	3	Studio	40m ²	AVAILABLE	5.5m ²	€114,000
4 th FLOOR	B-401	4	2 Bedroom	79m ²	AVAILABLE	13m ²	€250,000
	B-402	4	2 Bedroom	78m ²	AVAILABLE	21m ²	€256,000
	B-403	4	1 Bedroom	54m ²	AVAILABLE	8m ²	€170,000
	B-404	4	2 Bedroom	78m ²	AVAILABLE	24m ²	€248,000
	B-405	4	2 Bedroom	79m ²	AVAILABLE	13.5m ²	€245,000
	B-406	4	Studio	40m ²	AVAILABLE	5.5m ²	€122,000
5 th FLOOR	B-501	5	2 Bedroom	79m ²	AVAILABLE	13m ²	€260,000
	B-502	5	2 Bedroom	78m ²	AVAILABLE	21m ²	€264,000
	B-503	5	1 Bedroom	54m ²	AVAILABLE	8m ²	€180,000
	B-504	5	2 Bedroom	78m ²	AVAILABLE	24m ²	€260,000
	B-505	5	2 Bedroom	79m ²	AVAILABLE	13.5m ²	€255,000
	B-506	5	Studio	40m ²	AVAILABLE	5.5m ²	€130,000

TYPICAL FLOOR



Why Nicosia.

Why now.

Combining contemporary design, energy-efficient construction and a prime location in Strovolos, Duet Residences presents a compelling opportunity for both homeowners and investors. As demand for modern residential properties continues to grow, securing a home in one of Nicosia's most connected areas offers both lifestyle benefits and long-term value.

1 STRONG RENTAL DEMAND

As Cyprus' capital city, Nicosia continues to attract professionals, students and families, creating steady demand for modern, well-located homes.

2 PRIME LOCATION

Enjoy the convenience of living in Strovolos, with schools, shopping, healthcare services and major road networks just minutes from your doorstep.

3 A+ ENERGY EFFICIENCY

Designed with modern living in mind, Duet Residences incorporates energy-efficient technologies that help reduce running costs and enhance everyday comfort.

4 PRESALE OPPORTUNITY

Purchasing during the development phase offers the opportunity to secure a brand-new home at today's pricing while benefiting from future growth potential.

5 LONG-TERM VALUE

Combining contemporary architecture, quality specifications and a sought-after location, Duet Residences is designed to deliver lasting value for years to come.



DUET

RESIDENCES

Spring, 2028

ESTIMATED PROJECT
COMPLETION



GET IN TOUCH

+357 94002221

duet-residences.com

info@duet-residences.com

This document has been produced by the developer for advertising and general information only. The developer (and its project team) and the owner of the property do not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer and the owner of the property excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and are not liable in any manner whatsoever for any loss and/or damage arising there from. The building images shown are artists impressions and shown for illustrative purposes only.



