

THE ONE RESIDENCE

16 RESIDENCES | ONE ARCHITECTURAL VISION | PURE MODERN ELEGANCE



By

SIX

UNITED PROPERTIES

CREATING YOUR DREAMS

ABOUT US



Welcome to Six United Properties, where expertise meets excellence in the world of real estate.

With years of invaluable experience in the industry, our team boasts a remarkable track record, contributing to some of the most significant success stories in Cyprus.

Our primary focus revolves around the realm of residential apartments. We are dedicated to ensuring that your journey in the real estate market is not only seamless but also incredibly rewarding. Trust us to navigate the complexities of the property landscape, as we strive to turn your dream home into reality.

At Six United Properties, our commitment to excellence is evident in our customer-centric approach, robust engineering, in-house research, unwavering business ethics, timeless values, and transparent business conduct.

"Creating Your Dreams" is not just a phrase for us, but our guiding principle, ensuring that from your initial inquiry to living in your new home, our services aim to Create Your Dream experience.



OUR MISSION

At SIX United Properties, we don't just create homes, we craft dream homes that become the canvas for unforgettable memories, cherished moments, and timeless stories.

We understand that where you live is not just a physical space but the heart of your narrative. Our mission is to elevate this experience, redefining luxury living with meticulous craftsmanship, innovative design, and a commitment to excellence and outstanding quality.

We strive to go beyond creating residences – we aspire to shape a living legacy, where each home is a signature chapter in the unique story of those who call it their own.

OUR PARTNERS

Zemco Construction Ltd



A leading Class "A" Contractor and ISO 9001-certified and one of the most esteemed construction companies in the region, Zemco is renowned for delivering high-profile projects such as hospitals, hotels, major infrastructure works & residential buildings. Their reputation for precision and reliability ensures our development is built to the highest standards.

Eraclis Papachristou Architects

ERACLIS
PAPACHRISTOU
ARCHITECTS

A visionary firm behind landmarks like The Landmark Nicosia and Labs Tower, Eraclis Papachristou Architects is one of the most established architectural firms in Cyprus, known for their innovative and timeless designs. Their expertise guarantees a residence that blends form, function, and elegance.

THE ONE RESIDENCE



THE LOBBY



LIVING ROOM



THE BATHROOMS



THE MASTER BEDROOM



THE ROOFTOP



Architect-Driven Design & Visuals

The images shown are based on the architect's full design package and interior suggestions, offering a visual representation of the flats' potential.

Please note:

The flats are delivered unfurnished. Buyers may request layout or finish modifications, which may affect the final cost depending on the scope.

5 FLOORS

16 APARTMENTS

20 COVERED PARKING SPACES

14 TWO BEDROOM APARTMENTS

2 THREE BEDROOM DUPLEX

KEY PROJECT FEATURES

- Class A Energy Efficiency: Reduced consumption & long-term savings.
- Advanced Insulation: Professional acoustic (soundproof) & thermal engineering for maximum comfort.
- Solar Panels: Eco-friendly energy via photovoltaic systems.
- Underfloor Heating: Consistent warmth throughout each apartment.
- Premium Finishes: Wood & ceramic flooring, doors & wardrobes to countertops and fixtures crafted with premium materials, marble-clad lobby, Alucobond exterior.
- Secure Living: Gated access, CCTV, alarms, fire detection & smart intercoms.
- EV-Ready Covered Parking: 1–2 spots per unit, all with EV charging provisions.
- Landscaped Gardens: Automated irrigation & tranquil green spaces.
- Climate Control: Concealed A/C in living rooms, wall-mounted in bedrooms.
- Ambient Lighting: Suspended ceilings with integrated lighting.
- Private Storage: Each apartment includes a dedicated storage room.
- Elevators: Two modern lifts for fast and easy access.
- Spacious Interiors: Bright, open-plan living areas with seamless flow.
- Generous Balconies: Ideal for relaxing or entertaining.
- Private Rooftops: Included with selected units for panoramic views.
- Smart Home Ready: The two 3-bedroom units feature lighting & curtain automation.

THE ONE
RESIDENCE



THE ONE RESIDENCE

Why Choose Us

- Design & Build Excellence: By Eraclis Papachristou Architects & Zemco Construction Ltd., the development combines cutting-edge design with robust & top-tier construction.
- Proven Track Record: Realistic timelines, transparent process, and on-time delivery.
- Unmatched Quality: Every detail crafted with care, built like our own homes.
- Timeless Style: Premium materials inside and out for long-lasting beauty.
- Prime Location: Central, secure, and connected — just minutes from the city center and highway.



THE LOCATION

Prime Location in the heart of Nicosia

Our project is located next to Kallipoleos Avenue, Likavitos, just minutes from the city center and the motorway, offering the perfect balance of convenience and exclusivity. Situated in one of Nicosia's top locations, it is surrounded by key landmarks such as Agios Antonios, The Landmark Nicosia Towers, Makariou Avenue, University of Cyprus, Acadimias Park and many more. This prime setting ensures easy access to business, leisure, and lifestyle amenities, making it an exceptional choice for modern living.



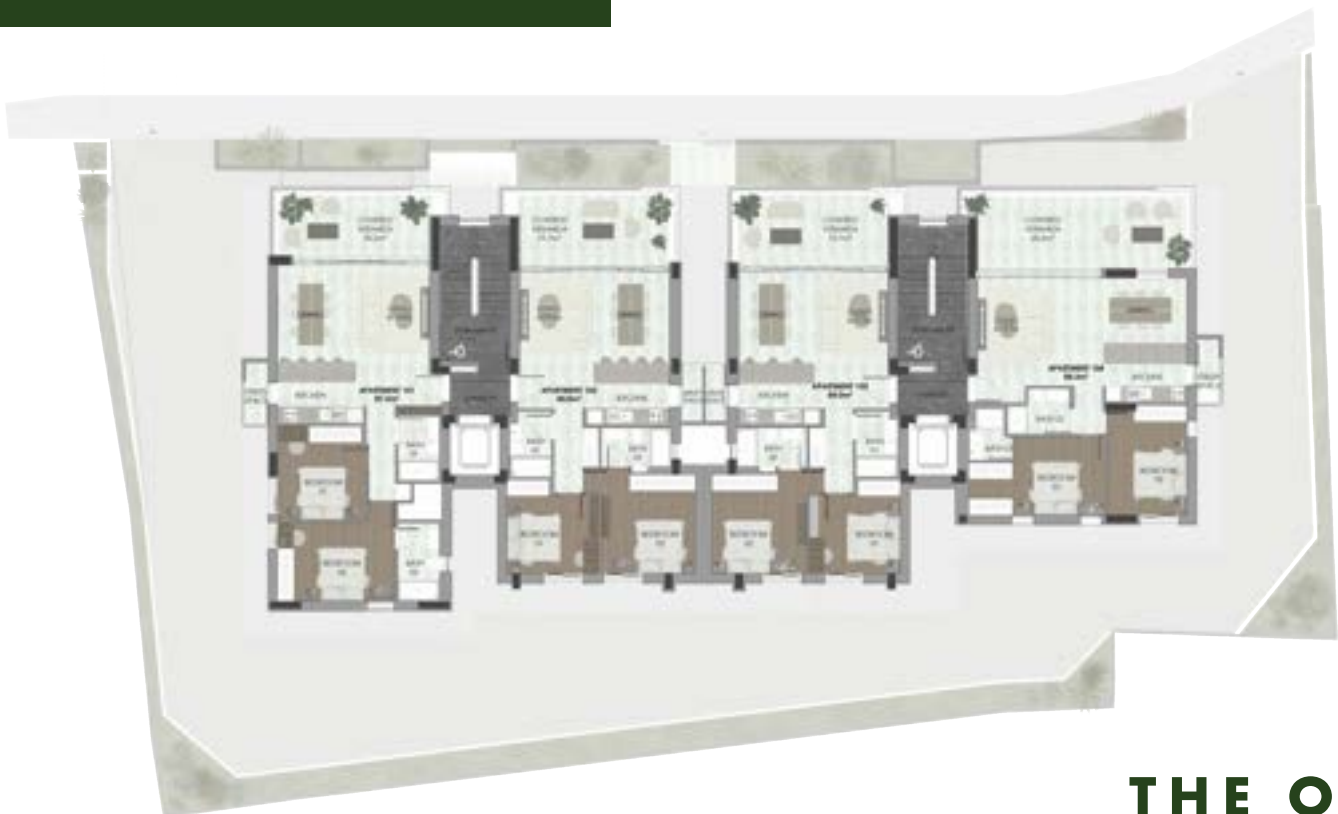
GROUND FLOOR

The ground floor features a welcoming entrance, 20 parking spaces, and a beautifully landscaped green area.



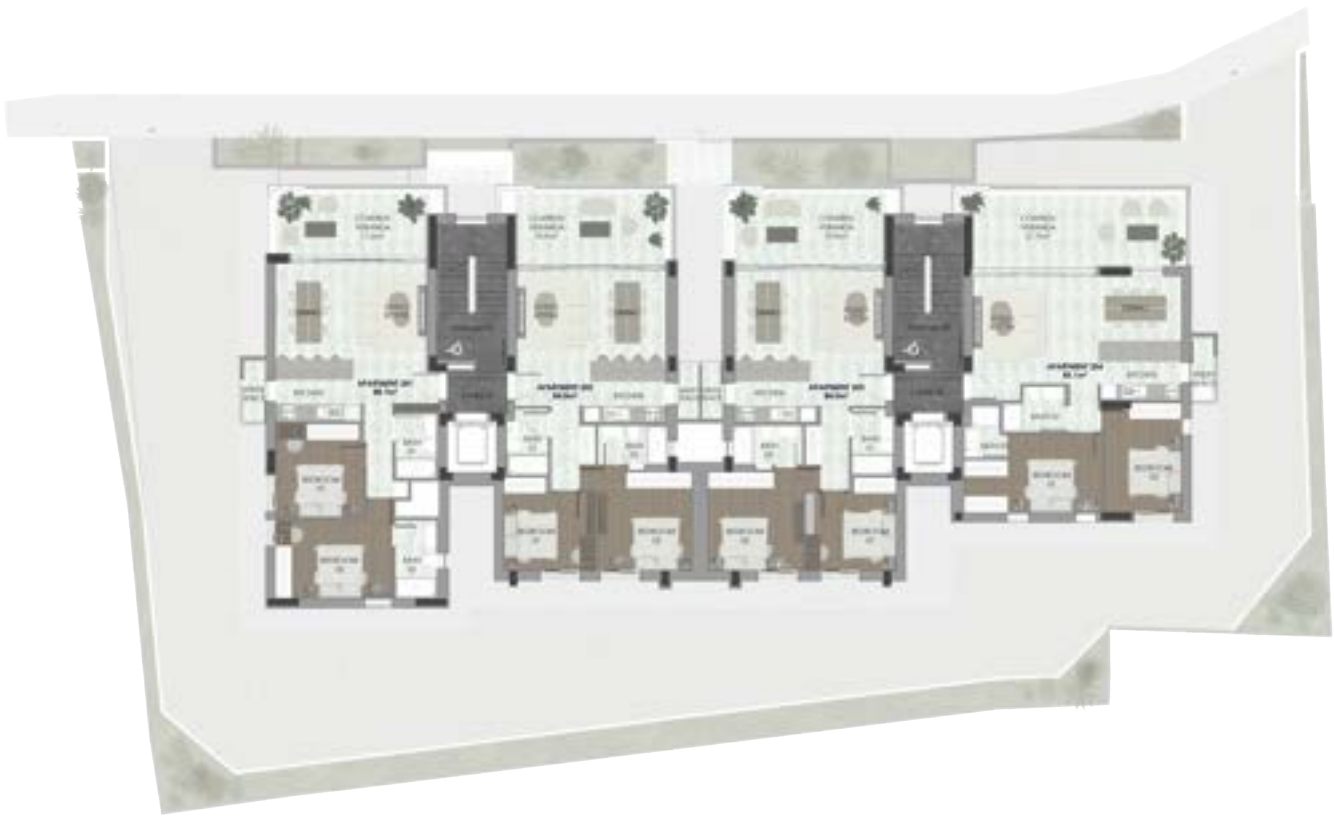
1ST TO 3RD FLOORS

Each of these identical floors consists of 4 thoughtfully designed apartments with open-plan layouts, spacious balconies, and high quality finishes that emphasize comfort and natural light

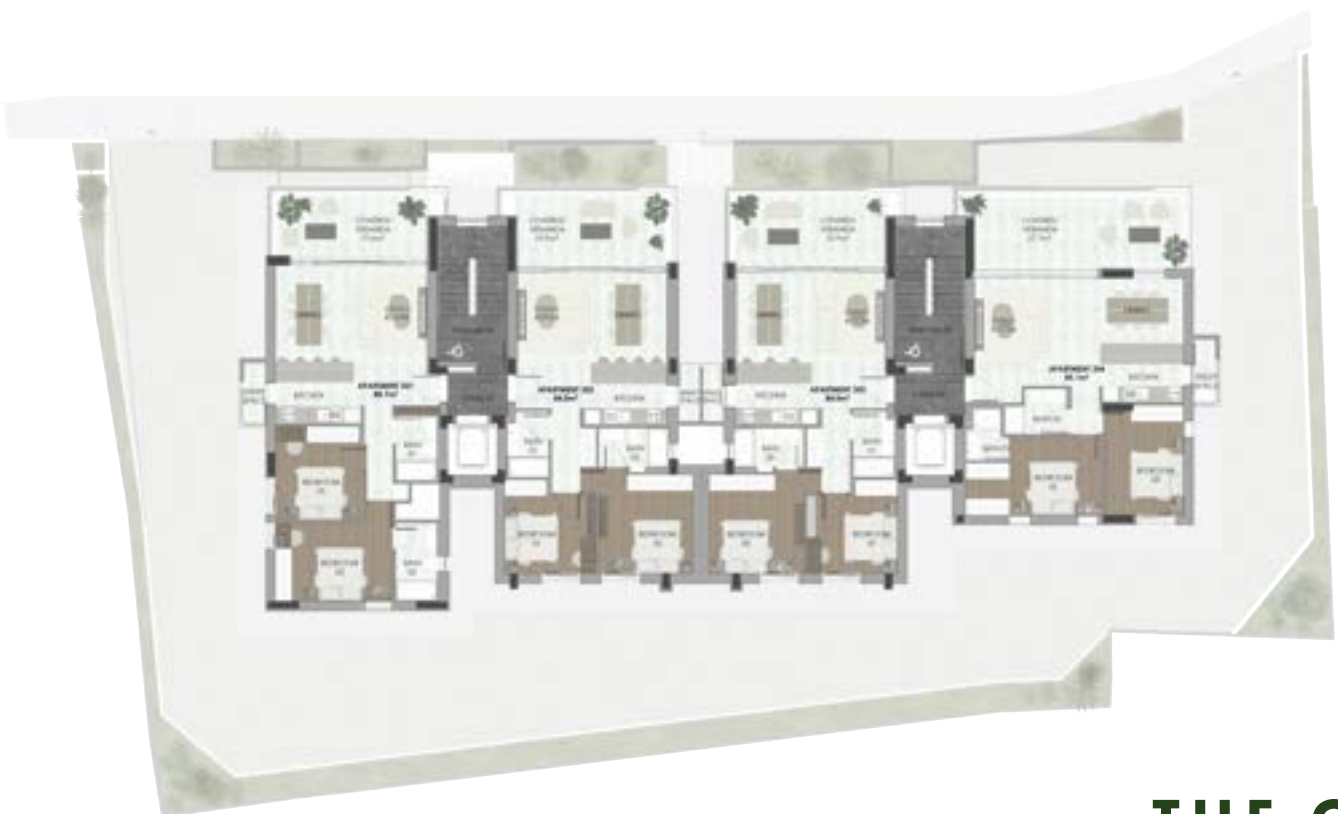


THE ONE
RESIDENCE

SECOND FLOOR



THIRD FLOOR

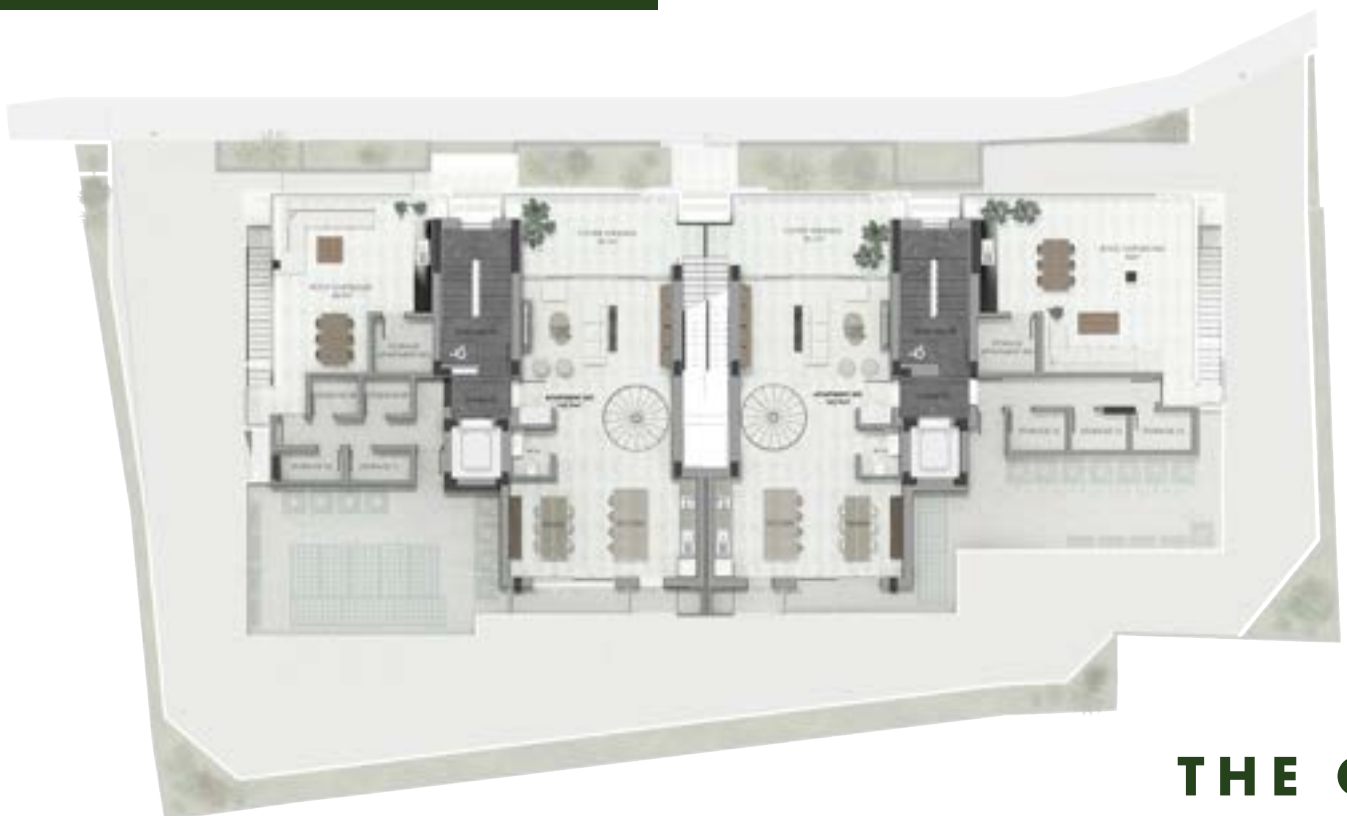


FOURTH FLOOR

The upper floors offer enhanced views and privacy. The 4th floor includes 2 two-bedroom apartments with large balconies and private roof terraces, and 2 three-bedroom duplexes with expansive balconies and rooftop spaces.



FIFTH FLOOR



Property Number	Bedrooms	Baths	Toilets	Internal Covered Areas (sq.m)	Covered Verandas (sq.m.)	Roof garden (sq.m)	Storage Rooms	Parking Spots (Covered)
-----------------	----------	-------	---------	-------------------------------	--------------------------	--------------------	---------------	-------------------------

1st Floor

101	2	2	2	88	21	-	1	1
102	2	2	2	84	22	-	1	1
103	2	2	2	84	22	-	1	1
104	2	2	2	84	31	-	1	1

2nd Floor

201	2	2	2	88	21	-	1	1
202	2	2	2	84	22	-	1	1
203	2	2	2	84	22	-	1	1
204	2	2	2	84	31	-	1	1

3rd Floor

301	2	2	2	88	21	-	1	1
302	2	2	2	84	22	-	1	1
303	2	2	2	84	22	-	1	1
304	2	2	2	84	31	-	1	1

4th Floor

401	2	2	2	88	21	41	1	1
404	2	2	2	84	31	56	1	1

4th & 5th Floors (Duplex)

502	3	2	3	163	43	44	1	2
503	3	2	3	163	44	44	1	2



UNITED PROPERTIES

CREATING YOUR DREAMS

CONTACT **INFORMATION**

Email: info@sixproperties.com.cy

Tel: 77 77 16 66



[six_properties](#)



[sixunitedproperties](#)



[SixUnitedProperties](#)



[Six United Properties](#)



[+357 99906669](tel:+35799906669)

www.sixproperties.com.cy