

# THE CENTRAL RESIDENCES



ROCKLAND  
CYPRUS







IDEALLY  
LOCATED







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The Group now enters the real-estate sector in both **Cyprus** and **Greece** as **Rockland Cyprus** and **Rockland Greece Development**.

## About Us

With a global presence for the past 40 years, Rockland Group is renowned for delivering superior development projects and propelling the real estate markets to reach and exceed their full potential. Having a passion for transforming and evolving property markets and a solid dedication to offering the highest possible standards, The Group now enters the real-estate sector in both Cyprus and Greece as Rockland Cyprus and Rockland Greece Development. Today, the company aims on redefining residential and commercial development by locating and utilising the absolute best sites in both countries and continuing to create game-changing projects for potential clients and investors.



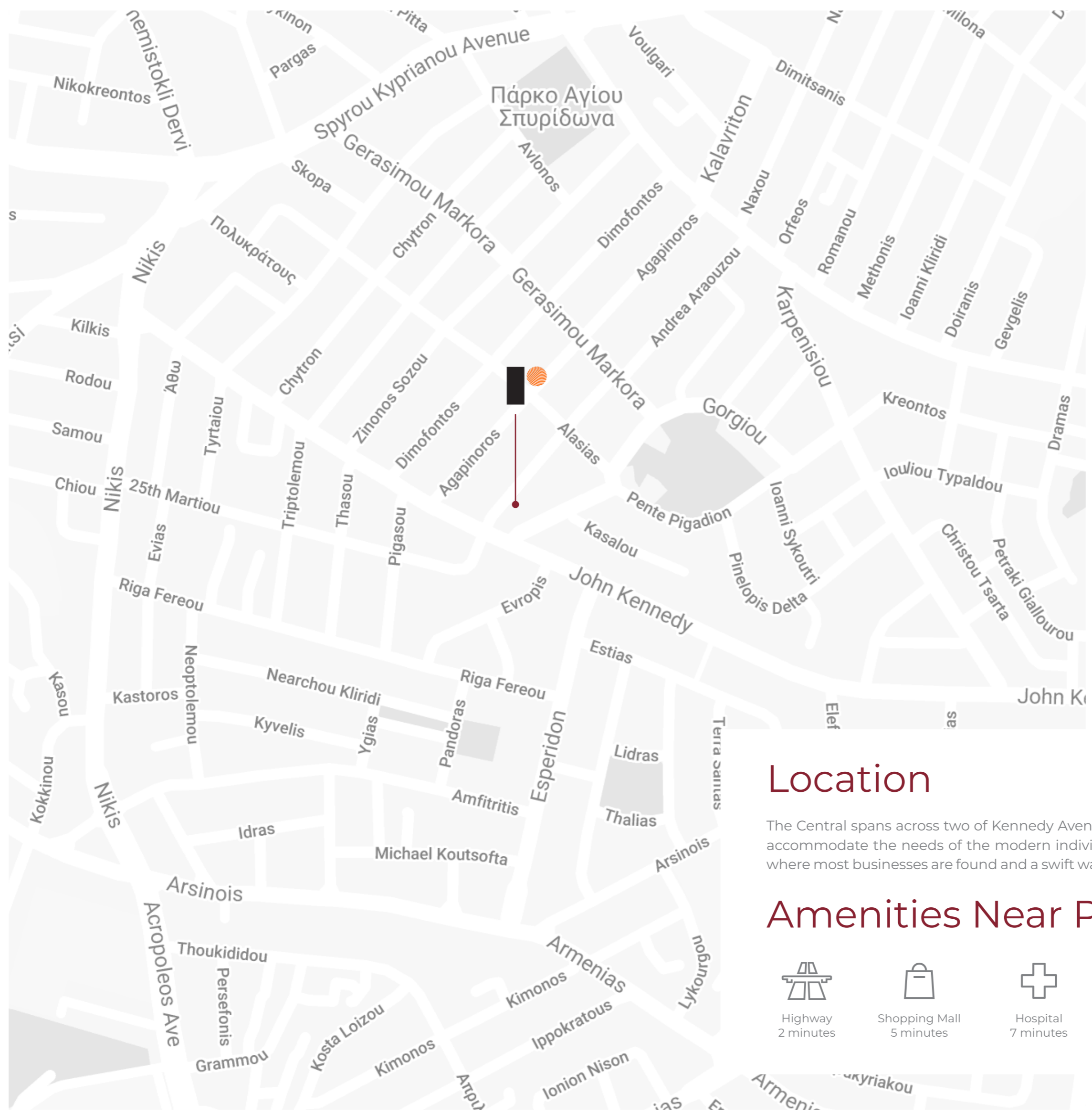
SUCCESS



Placed on a central portion of Kennedy Avenue in the heart of Nicosia and expanding throughout the plot, The Central comes to redefine the meaning of luxury living in Cyprus' capital. A highly sought-after project combining the needs of those seeking a profitable investment or young professionals looking to satisfy their needs; premium position and carefree living. Two separate buildings feature with wooden panelling finishing off the asymmetrical facade, the modern feel and automated high-quality interiors. The whole project is comprised of one penthouse with a roof garden and pool, 11 two-bedroom and 10 one-bedroom flats. The project includes a communal gym, basement covered parking, underfloor heating, Italian kitchens and other highly-desirable specifications.

Step into an innovative residential project.





## Location

The Central spans across two of Kennedy Avenue's side roads. The whole project, is designed to accommodate the needs of the modern individual; prime location, proximity to the city centre where most businesses are found and a swift walk from supermarkets, restaurants and bars alike.

## Amenities Near Property



Highway  
2 minutes



Shopping Mall  
5 minutes



Hospital  
7 minutes



Airport  
30 minutes



Sandy Beach  
25 minutes



City Center  
1 minute





BALANCE BETWEEN  
OPENNESS AND INTIMACY



IMMERSE YOURSELF IN LUXURY







PRIME LOCATION,



HIGH END LIVING,







ELEGANT DESIGN, CAREFREE LIVING





COMMAND THE HORIZON





IDEALLY LOCATED







# Floorplans

Type 01

54 SQM





# Floorplans

Type 02

50 SQM





## Floorplans

Type 03

85 SQM





# Floorplans

Type 04

126 SQM





## Description

Floor	Flat no.	Flat area	Cov. Terrace	No. of beds	Parking spaces	Storage in m <sup>2</sup>
1 <sup>st</sup> Floor	101	85 sqm	17 sqm	2	1	4 sqm
	102	50 sqm	11 sqm	1	1	3 sqm
	103	54 sqm	11 sqm	1	1	3 sqm
2 <sup>nd</sup> Floor	201	85 sqm	17 sqm	2	1	4 sqm
	202	50 sqm	11 sqm	1	1	3 sqm
	203	54 sqm	11 sqm	1	1	3 sqm
3 <sup>rd</sup> Floor	301	85 sqm	17 sqm	2	1	4 sqm
	302	50 sqm	11 sqm	1	1	3 sqm
	303	54 sqm	11 sqm	1	1	3 sqm
4 <sup>th</sup> Floor	401	126 sqm	25 sqm (50sqm roof)	3	2	4 sqm

This gated project features 11 two-bedroom and 10 one-bedroom flats along with a 3-bedroom penthouse with an expansive rooftop equipped with a pool. The two buildings unite in the basement where the parking is found along with a communal gym.

## Technical Specifications

- Gated residence
- CCTV in all common areas
- Covered parking
- Italian kitchen & wardrobes
- Italian tiles & sanitary ware
- Fully automated systems
- Underfloor heating
- Swimming pools
- Fully Equipped Air Conditioning
- Energy Efficiency A





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