

GALLERIA RESIDENCES



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CYPRUS





NEVER
PLAN
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ROCKLAND
CYPRUS



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

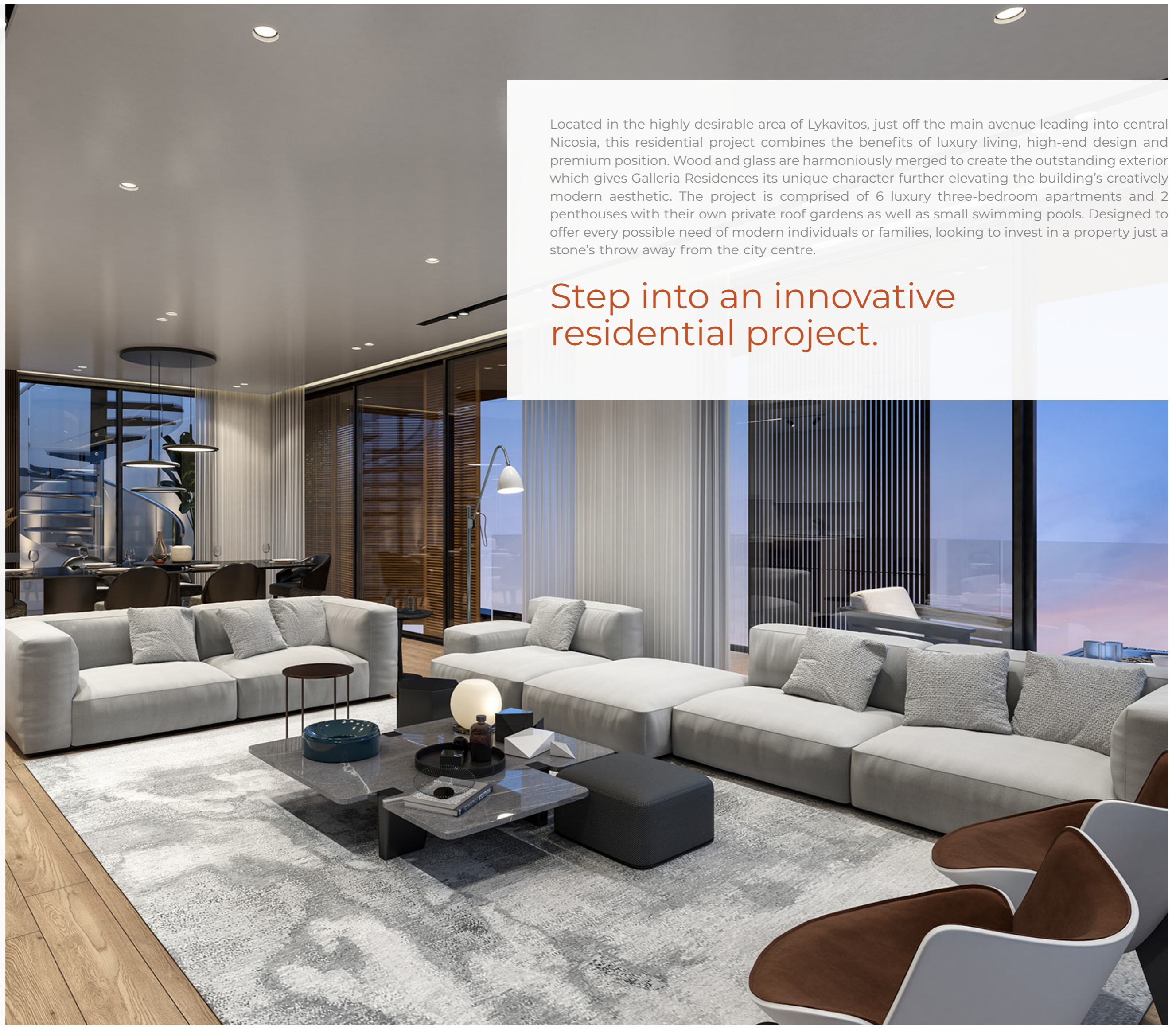
About Us

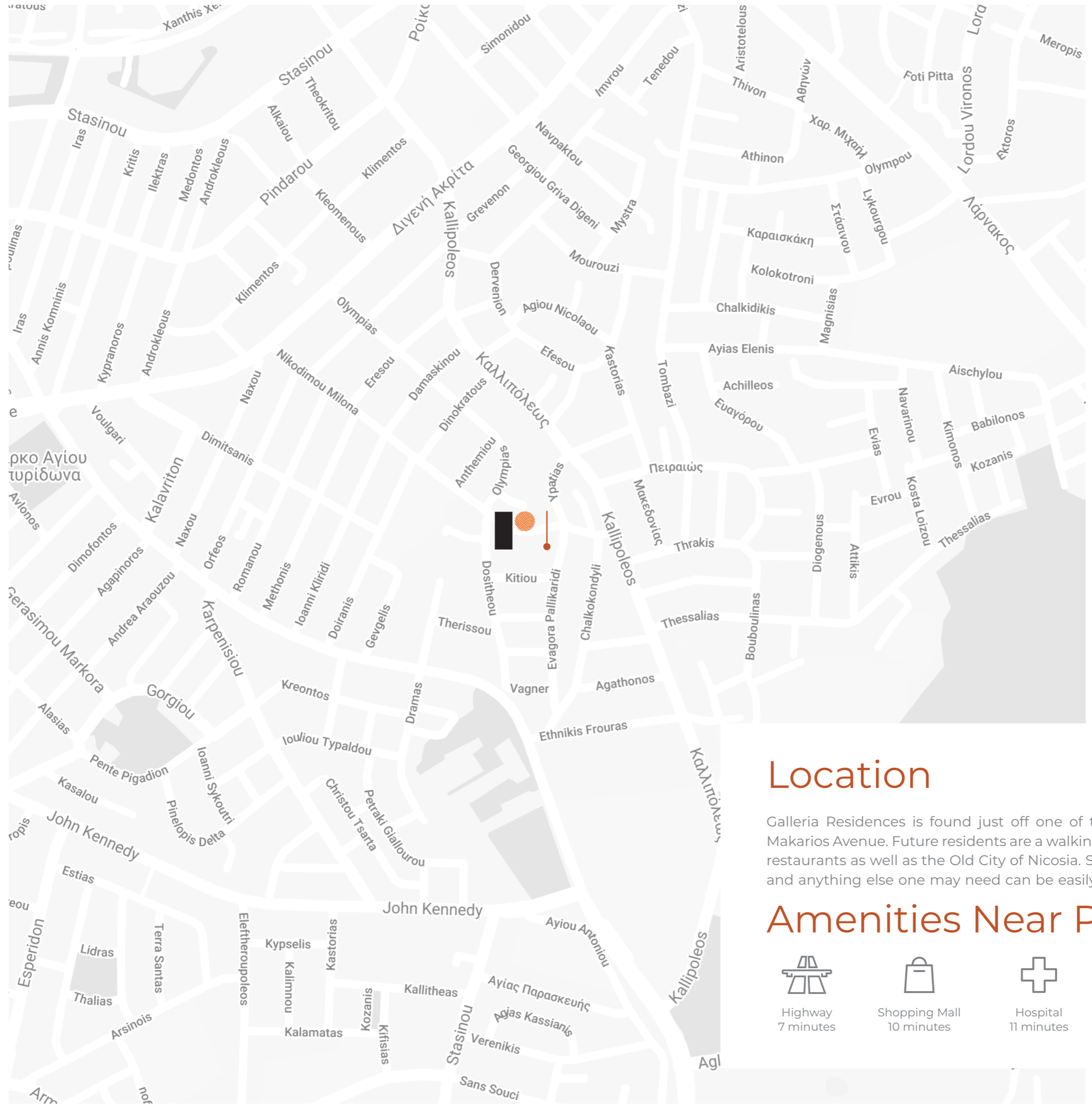
With a global presence for the past 40 years, Rockland Group is renowned for delivering superior development projects and propelling the real estate markets to reach and exceed their full potential. Having a passion for transforming and evolving property markets and a solid dedication to offering the 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.

LUXURY IS A LIFESTYLE

Located in the highly desirable area of Lykavitos, just off the main avenue leading into central Nicosia, this residential project combines the benefits of luxury living, high-end design and premium position. Wood and glass are harmoniously merged to create the outstanding exterior which gives Galleria Residences its unique character further elevating the building's creatively modern aesthetic. The project is comprised of 6 luxury three-bedroom apartments and 2 penthouses with their own private roof gardens as well as small swimming pools. Designed to offer every possible need of modern individuals or families, looking to invest in a property just a stone's throw away from the city centre.

Step into an innovative residential project.





Location

Galleria Residences is found just off one of the main avenues leading into Central Nicosia, Makarios Avenue. Future residents are a walking distance from many amenities; bars, shops and restaurants as well as the Old City of Nicosia. Several other conveniences, hotels, supermarkets and anything else one may need can be easily reached with a brief drive.

Amenities Near Property



Highway
7 minutes



Shopping Mall
10 minutes



Hospital
11 minutes



Airport
35 minutes



Sandy Beach
35 minutes



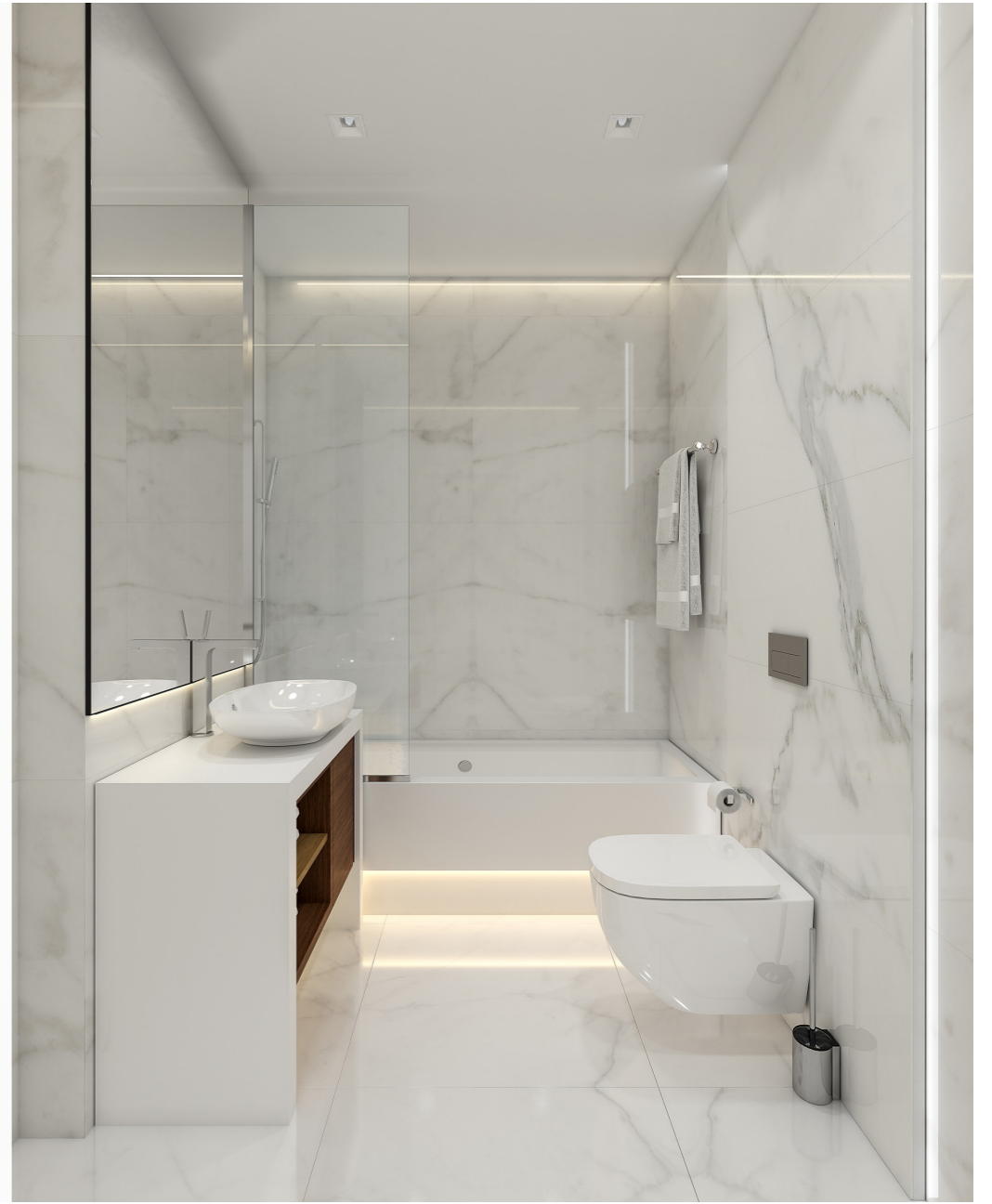
City Center
7 minutes



A WARM ORANGE GLOW
CREATED BY A PALETTE OF MATERIALS

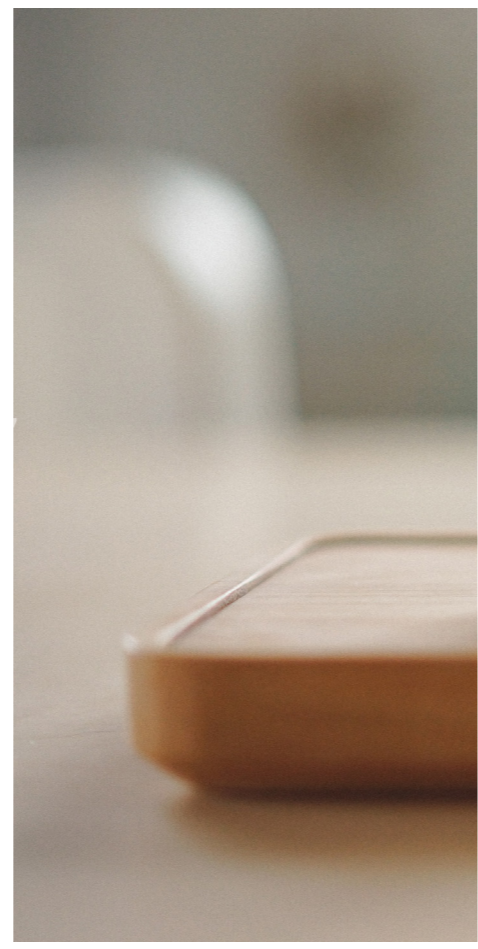


MARBLE, GLASS AND WOOD
FORM A WARM FEEL





WOOD MEETS GLASS
WARM MEETS COOL



WOOD MEETS GLASS
WARM MEETS COOL





REMARKABLY SPACIOUS LIVING





EXPANSIVE GLASS
AND OPEN PLAN LIVING





ALWAYS ENSURING COMFORT
AND PRIVACY



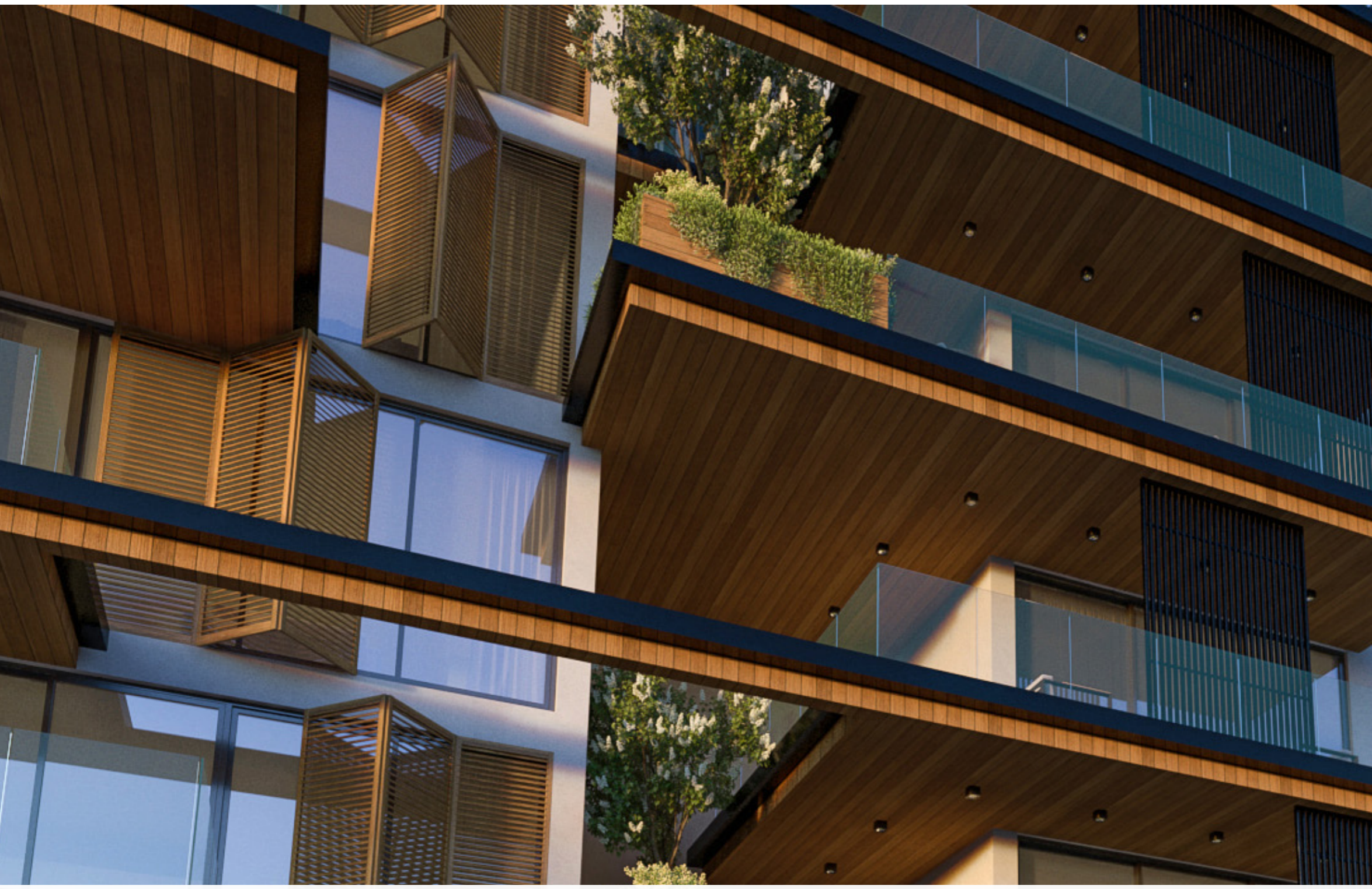


Floorplans

TYPE A - 141 SQM



Floorplans
TYPE B - 124 SQM



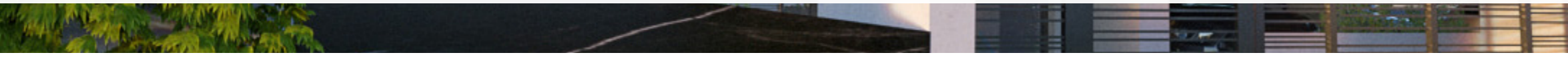
Description

Floor	Flat Area	Flat Area	Cov. Terrace	Uncov. Terrace	Roof	No. of Beds	Parking Spaces	Storage Unit
1 st Floor	101	141 sqm	25 sqm			3	2	1
	102	124 sqm	22 sqm			3	2	1
2 nd Floor	103	141 sqm	27 sqm			3	2	1
	104	124 sqm	31 sqm			3	2	1
3 rd Floor	105	141 sqm	25 sqm			3	2	1
	106	124 sqm	22 sqm			3	2	1
4 th Floor	107	141 sqm	27 sqm	7 sqm	75 sqm	3	3	1
	108	124 sqm	15 sqm	7 sqm	70 sqm	3	3	1

The residences in this project include 2 penthouses with roof gardens offering views of the city centre and each is equipped with a small pool. Below, 6 exquisite three-bedroom luxury apartments are found with large balconies offering unlimited natural light.

Technical Specifications

- Gated residence
- Covered parking
- Italian woodworks
- Italian or Spanish tiles & sanitary ware
- Underfloor heating
- Fully equipped air conditioning
- Energy efficiency A





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