

LEVANTE BUILDING GROUP

LBG106

ACROPOLIS · NICOSIA

Contemporary Urban Residences

ARCHITECTURE BY THEMA ARCHITECTS





LBG106

Six residences on Thermopylon Street, in the Acropolis neighbourhood of Nicosia.

A compact building of six apartments over four residential floors, with covered parking at street level and a private roof garden above.

Each home opens onto its own covered veranda, set deep within the façade and edged with planting.

ARTIST'S IMPRESSION



01 THE PROJECT

A building of rooms and verandas.

LBG106 is conceived as a simple, solid volume carved with deep outdoor rooms. The verandas are part of the plan rather than additions to the façade, extending the living spaces towards light and air.

Planters are built into the edges of the verandas and the roof, softening the building and giving each home a measure of privacy from the street.

Inside, every apartment is organised around one open living, dining and kitchen space, with the bedrooms grouped apart from the day areas.

6

RESIDENCES

4

RESIDENTIAL
FLOORS

7

COVERED PARKING
SPACES

I

PRIVATE ROOF
GARDEN WITH
POOL



ARTIST'S IMPRESSION

02 LOCATION

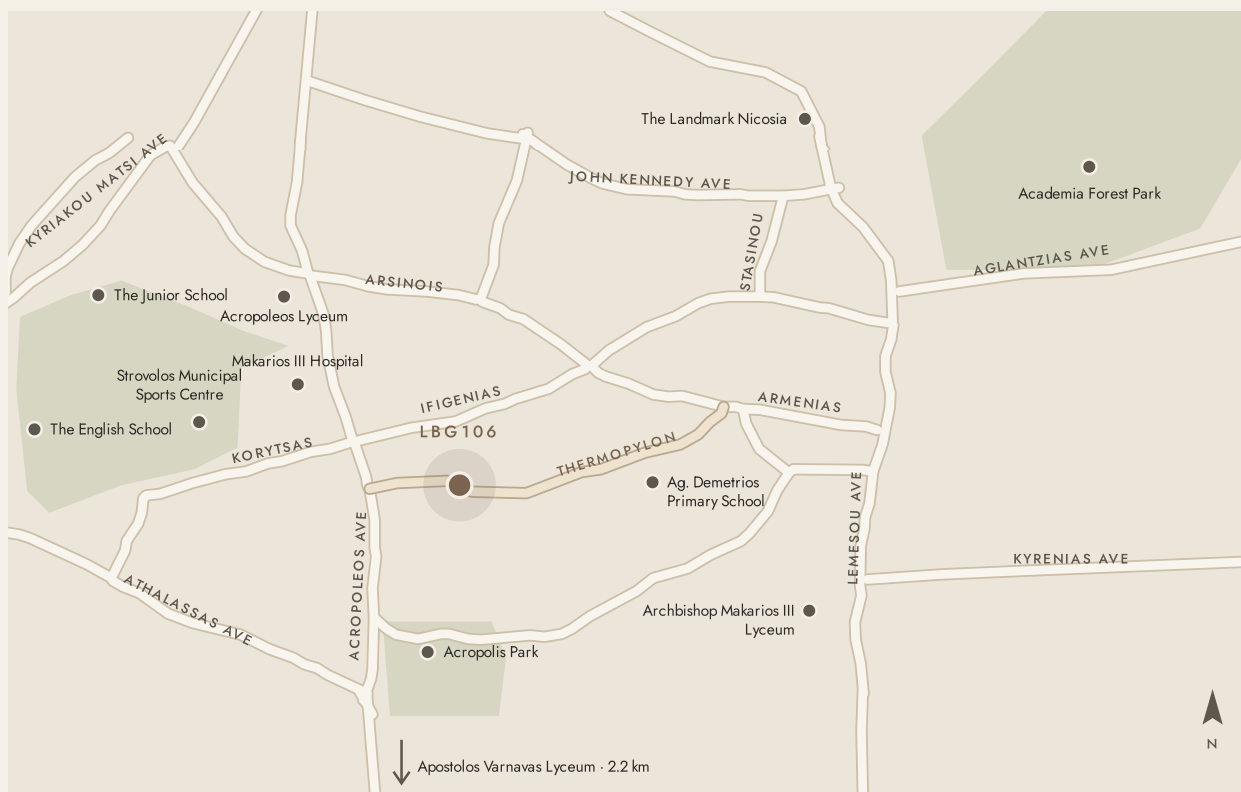
Acropolis, Nicosia.

Acropolis is an established residential neighbourhood of Nicosia, close to the centre of the capital.

LBG106 brings a small number of carefully planned homes to a quiet residential street, where daily life in the city can be lived at a domestic scale.

ADDRESS

Thermopylon 19
Acropolis, Nicosia
Cyprus



Diagrammatic, not to scale. Approximate straight-line distances from the site: Acropolis Park 0.5 km · Ag. Demetrios Primary School 0.5 km · Archbishop Makarios III Hospital 0.5 km · Acropoleos Lyceum 0.7 km · Strovolos Municipal Sports Centre and Ag. Dimitrios Park 0.7 km · Archbishop Makarios III Lyceum 1.0 km · The Junior School 1.1 km · The English School 1.2 km · The Landmark Nicosia 1.4 km · Academia Forest Park 2.0 km · Apostolos Varnavas Lyceum 2.2 km.



03 ARCHITECTURE

Solid where privacy matters, open where rooms meet the outside.

FAÇADE

A calm, light-toned envelope is cut with deep recessed verandas. Their depth provides shade and shelter, and gives the building its character from the street.

PLANTING

Planters are integrated into the verandas and wrap the upper floor and roof garden, as shown on the architectural plans.

STREET

At ground level the building provides covered parking behind the frontage, with a separate pedestrian entrance leading to the lobby.

A restrained palette.

Travertine and natural stone tones, warm timber, bronzed aluminium and Mediterranean planting set the intended atmosphere of the building, inside and out.

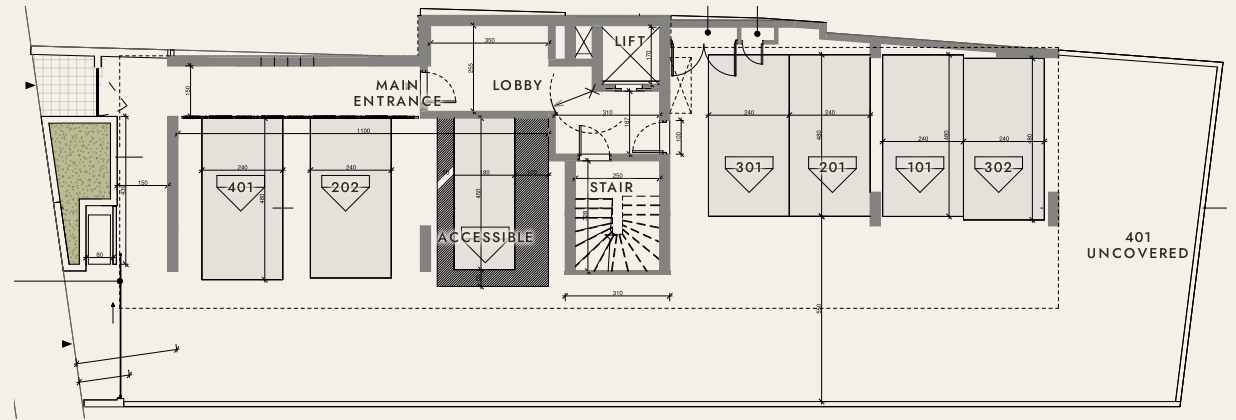
The imagery on this page describes the design intent. Final materials and finishes will be confirmed in the sales specification.





Entrance, lobby and parking.

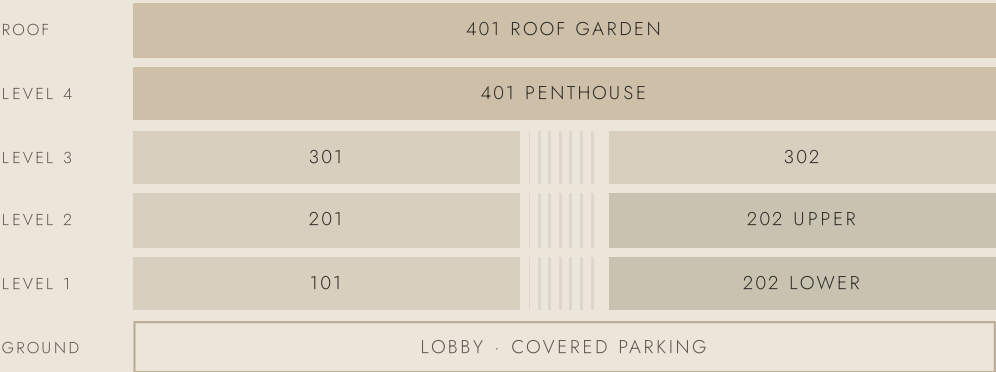
A separate pedestrian entrance leads to the lobby, with a lift and staircase serving every floor. Seven covered parking spaces at ground level, one of them accessible, and an uncovered space at the rear of the plot for Residence 401.



GROUND FLOOR · RESIDENCE 401 ALSO HAS AN UNCOVERED SPACE AT THE REAR OF THE PLOT

Six homes, one building.

One and two-bedroom apartments on the lower floors, a three-bedroom duplex, and a full-floor penthouse with its own roof garden.



RESIDENCE	FLOOR	BEDROOMS	INTERNAL AREA M²	COVERED VERANDAS M²	UNCOVERED VERANDAS M²	ROOF GARDEN M²	STORAGE M²	TOTAL COVERED AREA M²	PARKING
101	First	2	77.47	20.00	—	—	TBC	98.00 + store	1
201	Second	2	78.75	20.00	—	—	4.00	102.00	1
202	First & second DUPLEX	3	104.59	35.25	24.25	—	8.00	148.75	1
301	Third	2	79.02	20.25	—	—	3.50	101.75	1
302	Third	1	50.00	13.75	—	—	4.25	68.00	1
401	Fourth PENTHOUSE	3	106.48	30.25	11.25	70.75 INCL. POOL	8.50	146.25	1 + 1 UNCOVERED

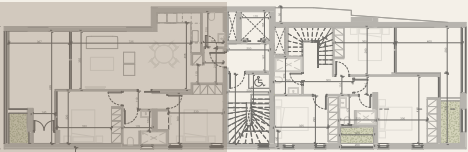
Internal areas are taken from the current project schedule. Veranda, roof-garden and storage areas are taken from the planning area drawings (E101–E103, 24 September 2026). Total covered area = the apartment's building area on those drawings, plus covered verandas and its private storeroom; uncovered verandas, the roof garden and planters are not included. Each residence has a private storeroom at roof level. Parking spaces are covered, at ground level.

Residence 101

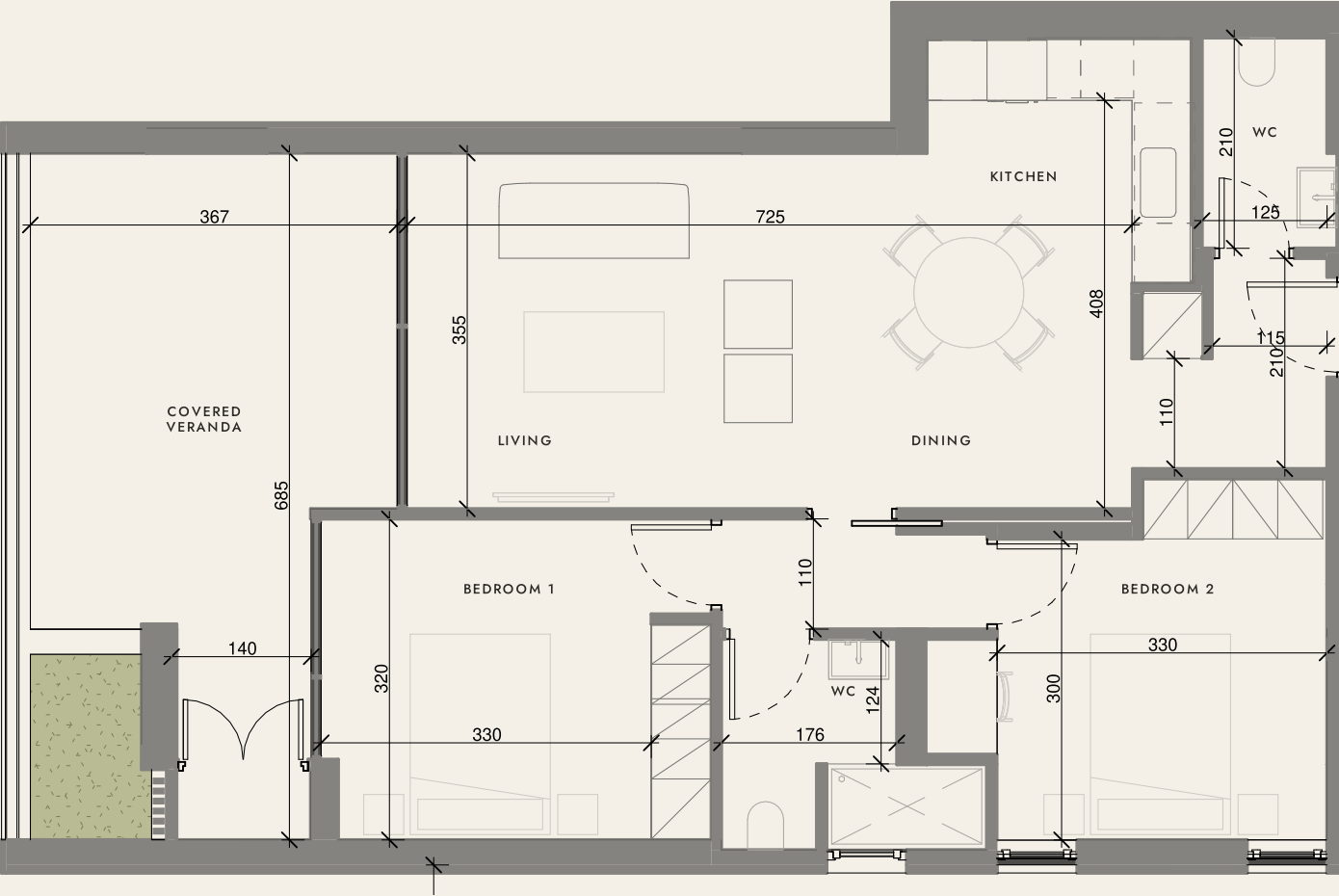
FIRST FLOOR · TWO BEDROOMS

BEDROOMS	2
INTERNAL AREA	77.47 m ²
COVERED VERANDA	20.00 m ²
STORAGE	Private storeroom, roof level · area to be confirmed
TOTAL COVERED AREA	98.00 m ² + storeroom
PARKING	1 covered space

The living and dining space runs to the end of the building and opens directly onto a deep covered veranda, finished with a built-in planter. The kitchen is set back towards the entrance, and the two bedrooms sit together on the quieter side of the plan.



KEY PLAN

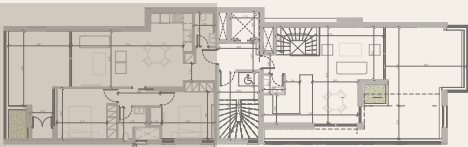


Residence 201

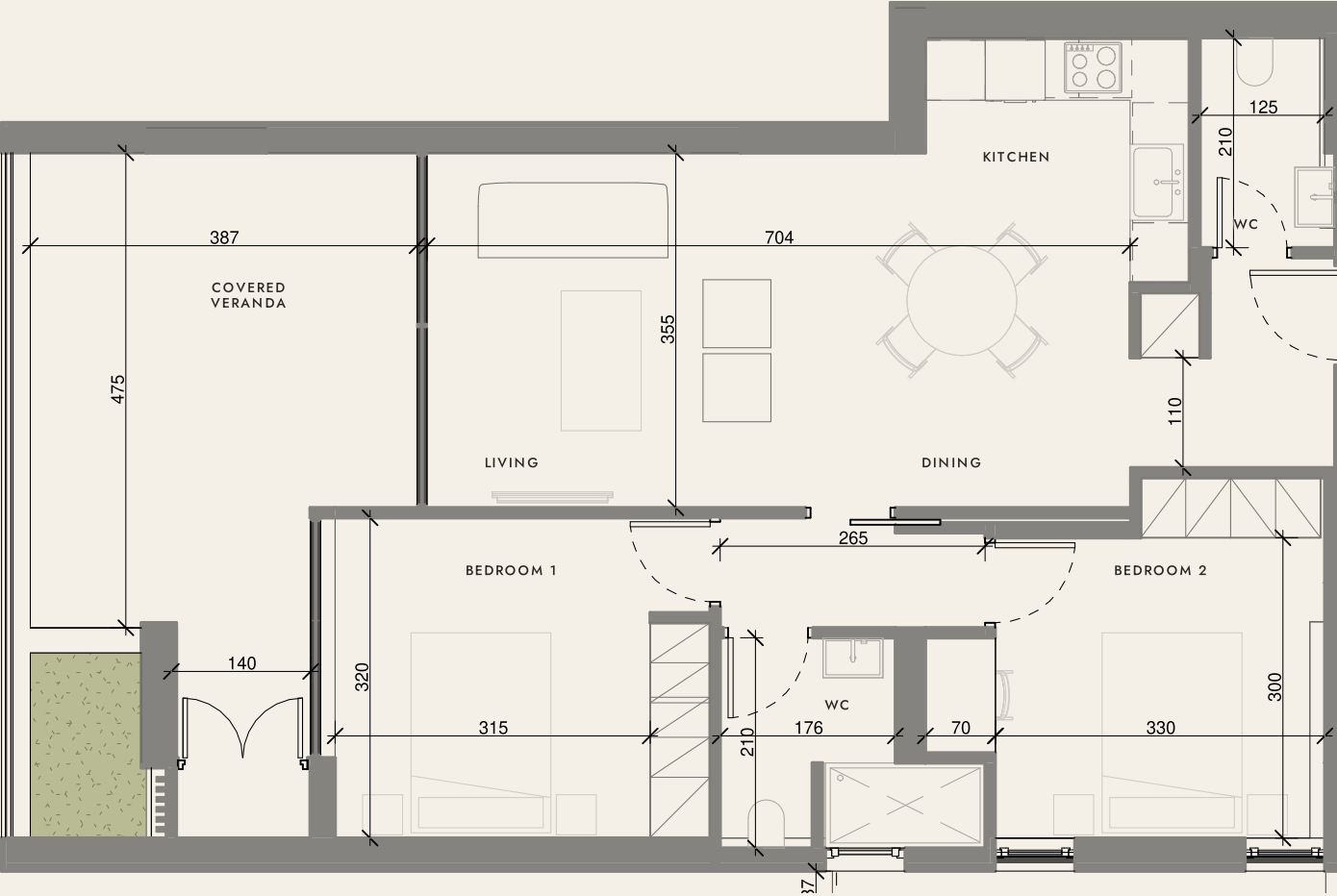
SECOND FLOOR · TWO BEDROOMS

BEDROOMS	2
INTERNAL AREA	78.75 m ²
COVERED VERANDA	20.00 m ²
STORAGE	4.00 m ² · roof level
TOTAL COVERED AREA	102.00 m ²
PARKING	1 covered space

One floor above Residence 101, with the same clear arrangement: an open living and dining room leading to a covered veranda with planting, a separate kitchen area, and two bedrooms grouped away from the day spaces.



KEY PLAN



THE RESIDENCES

Residence 202

DUPLEX · FIRST AND SECOND FLOORS ·
THREE BEDROOMS

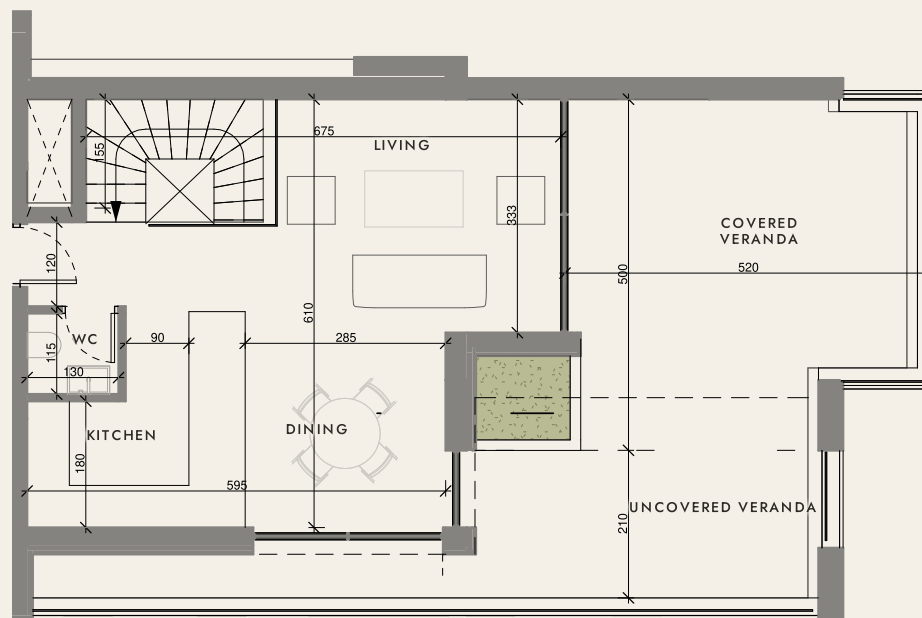
BEDROOMS	3
INTERNAL AREA	104.59 m ²
COVERED VERANDAS	35.25 m ² · both levels
UNCOVERED VERANDA	24.25 m ² · upper level
STORAGE	8.00 m ² · roof level
TOTAL COVERED AREA	148.75 m ²
PARKING	1 covered space

A home arranged over two floors. The lower level holds three bedrooms and a covered veranda with planters. An internal stair leads up to the kitchen, dining and living spaces, which open onto both a covered and an uncovered veranda.

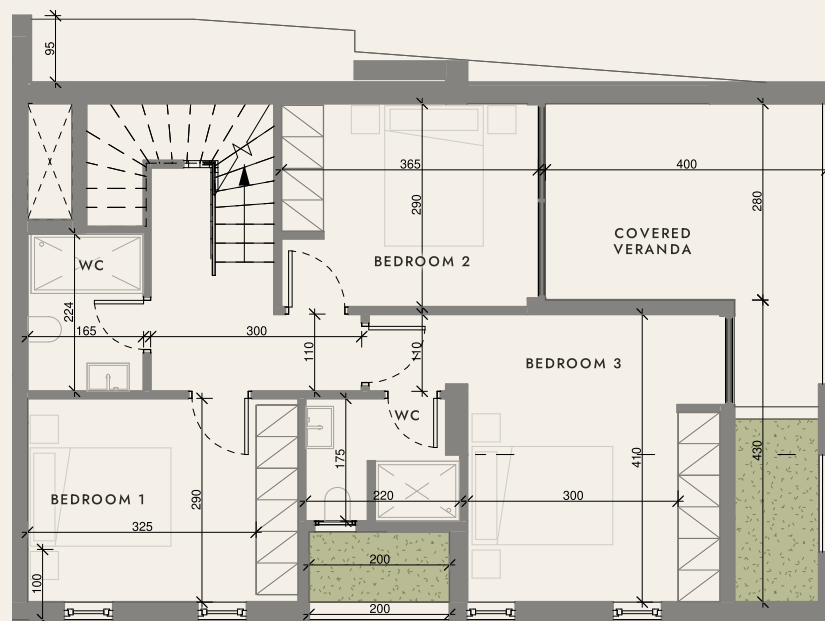


KEY PLAN

UPPER LEVEL · LEVEL 2



LOWER LEVEL · LEVEL 1

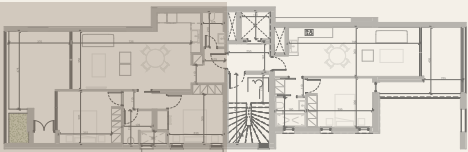


Residence 301

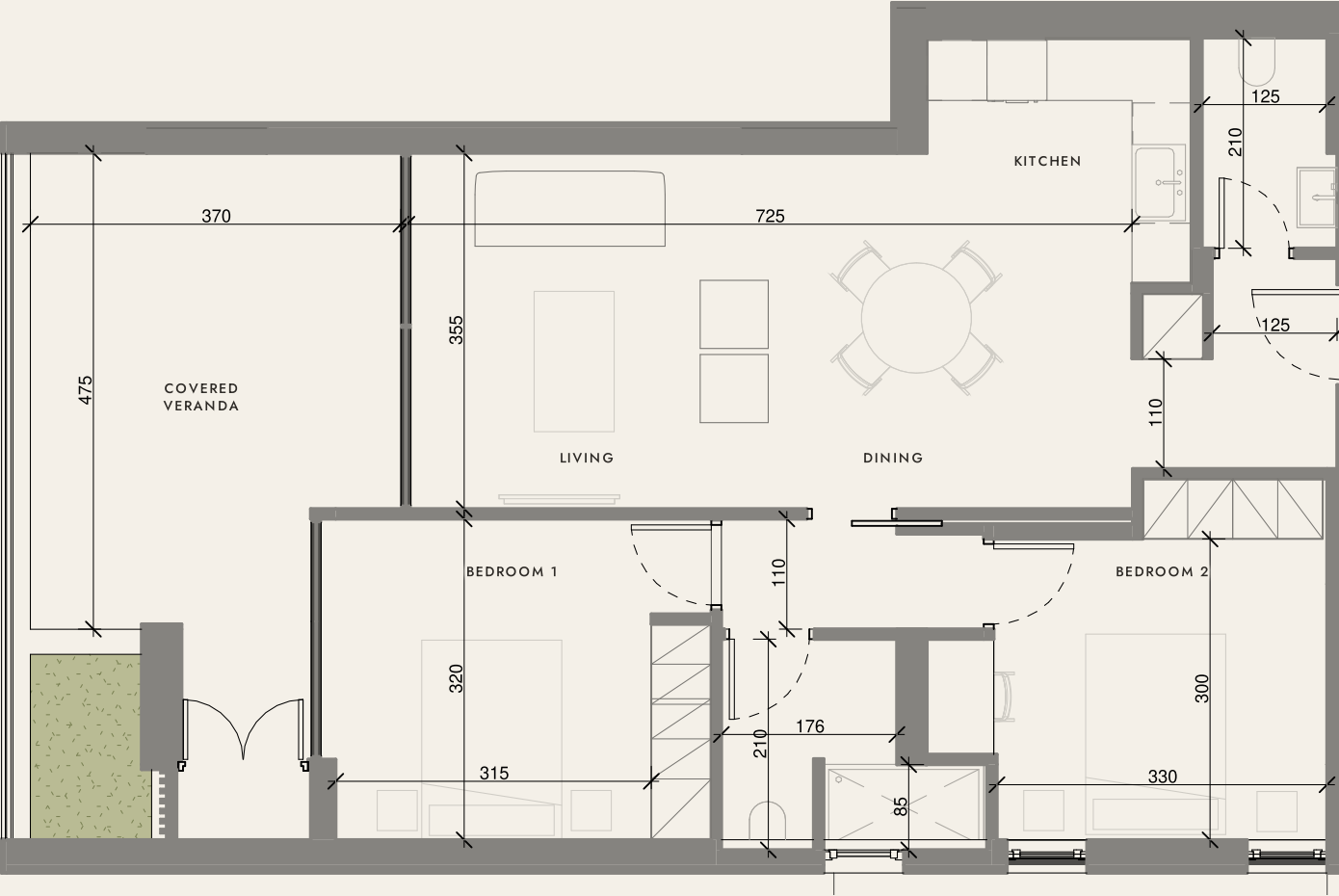
THIRD FLOOR · TWO BEDROOMS

BEDROOMS	2
INTERNAL AREA	79.02 m ²
COVERED VERANDA	20.25 m ²
STORAGE	3.50 m ² · roof level
TOTAL COVERED AREA	101.75 m ²
PARKING	1 covered space

The highest of the three two-bedroom apartments. Living and dining open onto the covered veranda and its planter, with the kitchen alongside and two bedrooms set together in their own zone.



KEY PLAN

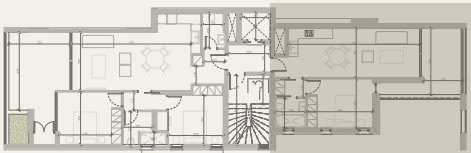


Residence 302

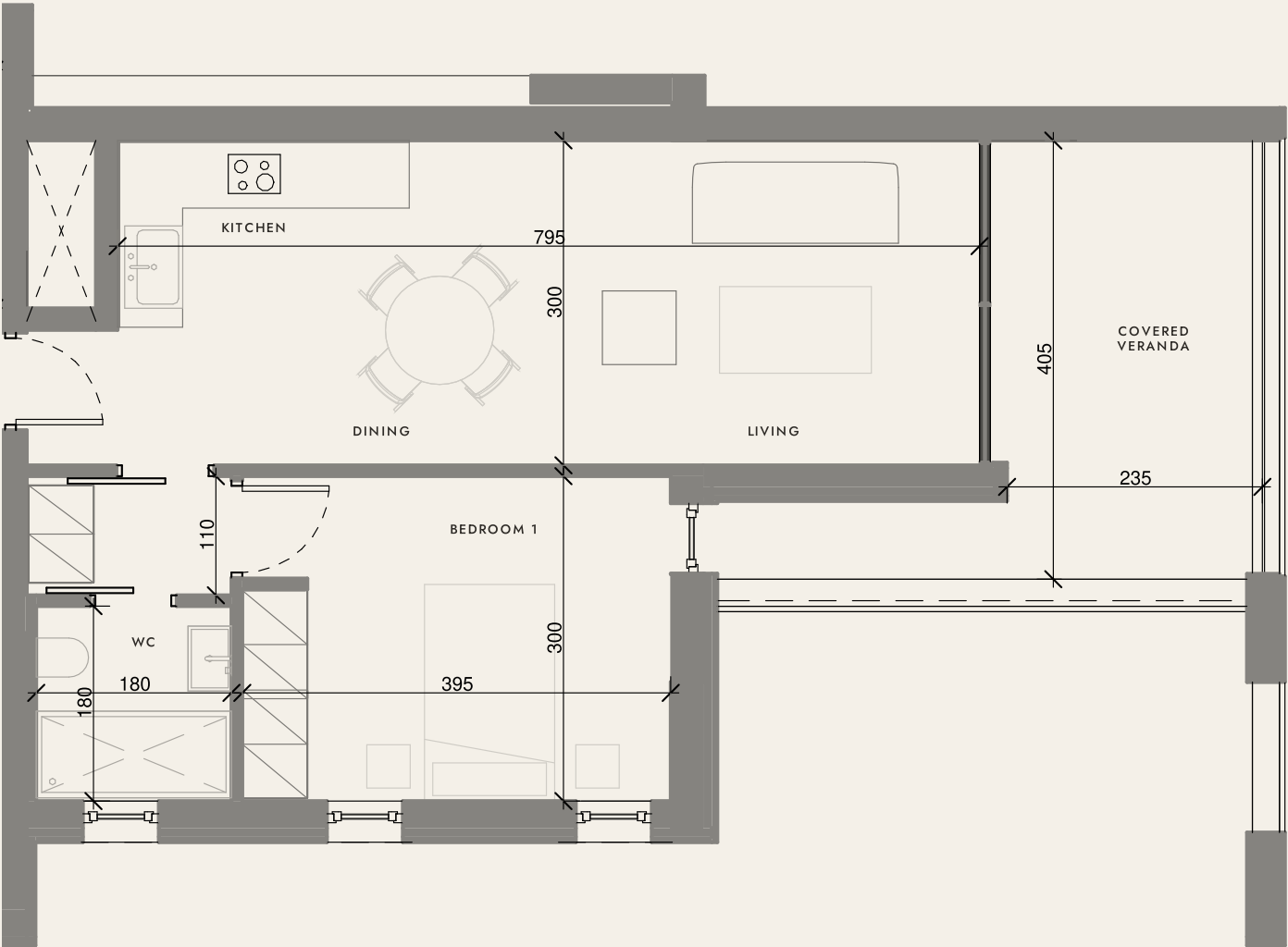
THIRD FLOOR · ONE BEDROOM

BEDROOMS	1
INTERNAL AREA	50.00 m ²
COVERED VERANDA	13.75 m ²
STORAGE	4.25 m ² · roof level
TOTAL COVERED AREA	68.00 m ²
PARKING	1 covered space

A compact one-bedroom apartment. Kitchen, dining and living are arranged as one continuous space that leads to a covered veranda, with the bedroom set apart. An efficient plan for a first home or an investment.



KEY PLAN





RESIDENCE 401

The Penthouse

The full fourth floor, with a private stair to its own roof garden and pool.

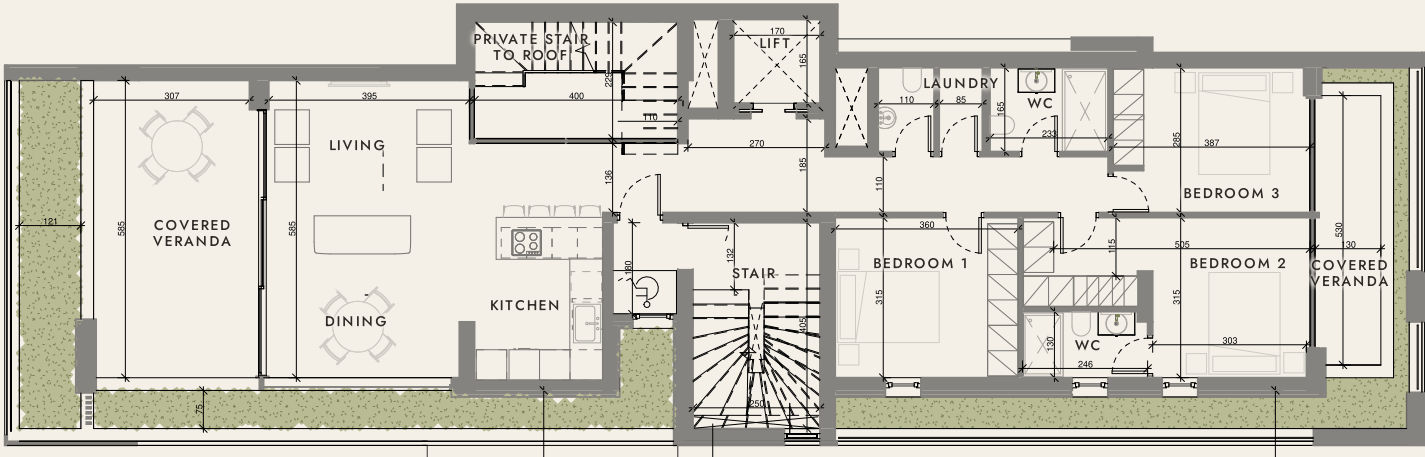
ARTIST'S IMPRESSION OF RESIDENCE 401

Residence 401

PENTHOUSE · FULL FOURTH FLOOR · THREE BEDROOMS

BEDROOMS	3
INTERNAL AREA	106.48 m ²
COVERED VERANDAS	30.25 m ² · incl. 3.50 m ² on the roof
UNCOVERED VERANDAS	11.25 m ² · fourth floor
ROOF GARDEN	53.75 m ² terrace + 17.00 m ² pool
STORAGE	8.50 m ² · roof level
TOTAL COVERED AREA	146.25 m ²
PARKING	1 covered space + 1 uncovered space

The penthouse occupies the whole floor. Living, dining and kitchen open onto a covered veranda at one end; three bedrooms, a laundry room and a second covered veranda are at the other. Planters run along the façades, and a private staircase leads up to the roof garden.



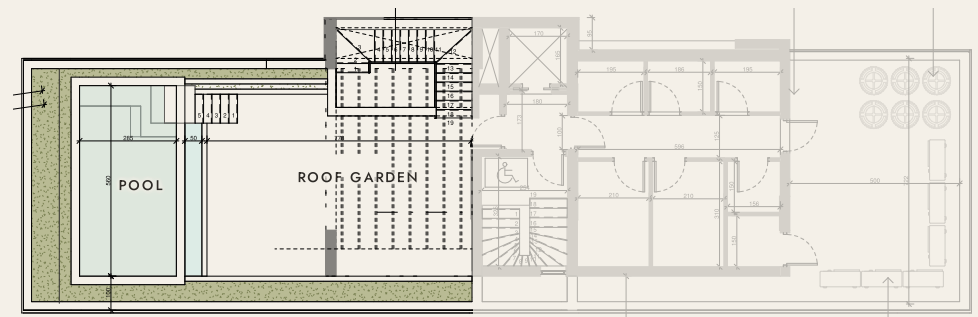


THE PENTHOUSE

A private roof above the city.

Reached by its own staircase from Residence 401, the roof garden belongs to the penthouse alone. The plan includes a pool, an open terrace beneath a pergola, and planted borders around the edge.

The pergola carries photovoltaic panels, as shown on the roof plans.



ROOF LEVEL - RESIDENCE 401 ROOF GARDEN. STOREROOMS AND ROOF SERVICES SHOWN MUTED.

INTERIORS

Indoor / outdoor living

Large glazed openings let the living spaces continue onto the verandas, so the outdoor room is used every day, not only in summer.





INTERIORS

Natural materials

Stone, timber and soft, warm light. A calm backdrop that ages well and lets furniture and daily life take the foreground.

Designed for everyday life

Kitchens open to the living space, bedrooms kept quiet and apart, and storage outside the apartment for the things a home accumulates.

What the building provides.

Lift	Serving every floor from the ground-floor lobby
Covered parking	Seven spaces at ground level, one of them accessible
Private storage	A storeroom for each residence, at roof level
Covered verandas	For every residence, set deep into the façade
Integrated planting	Built-in planters to verandas and roof
Roof garden	Private to Residence 401, with pool and pergola
Photovoltaic panels	Mounted on the roof pergola
Separate entrances	Pedestrian entrance and lobby, with a separate vehicle entrance

A detailed sales specification, covering finishes, kitchens, bathrooms, glazing and building services, will accompany the sales contract.



LBG106

ACROPOLIS · NICOSIA

DEVELOPED BY
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All images are artist's impressions; furniture, finishes, planting and views are illustrative. Plans are based on the planning drawings (planning permit revision, 24 September 2026) and are not to scale. Internal areas are from the current project schedule; veranda, storage and total covered areas are from the planning area drawings. Information may change as the design develops, and this brochure does not form part of any offer or contract.