

A NEW GENERATION OF LIVING

360

NICOSIA

ELEGANT. REFINED.  
CONTEMPORARY.  
UNIQUE. LUXURIOUS.



**360** IS NOT JUST A BUILDING;  
IT IS AN UPGRADED CONCEPT OF LIVING,  
A WHOLE NEW LIFESTYLE!

## PROJECT OVERVIEW

---

On Nicosia's busiest street, overlooking the city and beyond, stands the **360**, the capital's tallest landmark with an impressive height of 135m and 34 floors of unique properties.

With breath-taking 360° views that stretch for miles around the city, it cuts elegantly into the sky above Nicosia's most fashionable, creative and commercial district.



# 360 NICOSIA



## LOCATION

Nicosia is the capital of Cyprus and one of the oldest historical cities of the region. It is the seat of the Cyprus Government and the business, banking and education centre of the island.

It is a mixture of modern and historical elements, where business, education, culture and entertainment create a unique atmosphere and make central Nicosia a wonderful place to live and work in.

## THE AREA

On the most central part of this City, on the new pedestrian plaza that will be created we are building the **360**, the new exciting 34-level residential tower that is already shaping a new standard of living in the capital.

The new plaza will create an oasis of relaxation around the building letting its occupants enjoy activities not previously enjoyed in city centres: leisure walks, cycling, comfortable shopping, children playing, all under the shade of the beautiful new trees that will grace the whole area of the new plaza.

**360** stands apart, epitomising the area's creativity and culture, and the city's energy and entrepreneurship



IT'S JUST LIKE LIVING IN YOUR PERSONAL  
7\* HOTEL, ONLY BETTER!



## THE VIEW

---

Nicosia has never been seen from so high! Discover the hidden parts of the city and let your eyes wander the four points of the horizon.

360 degrees of bird's eye magnificent views that extend to all parts of the horizon: from the fist of Pentadactylos, to the plains of Mesaoria, the imposing Troodos Mountains, even the Morphou coastline!



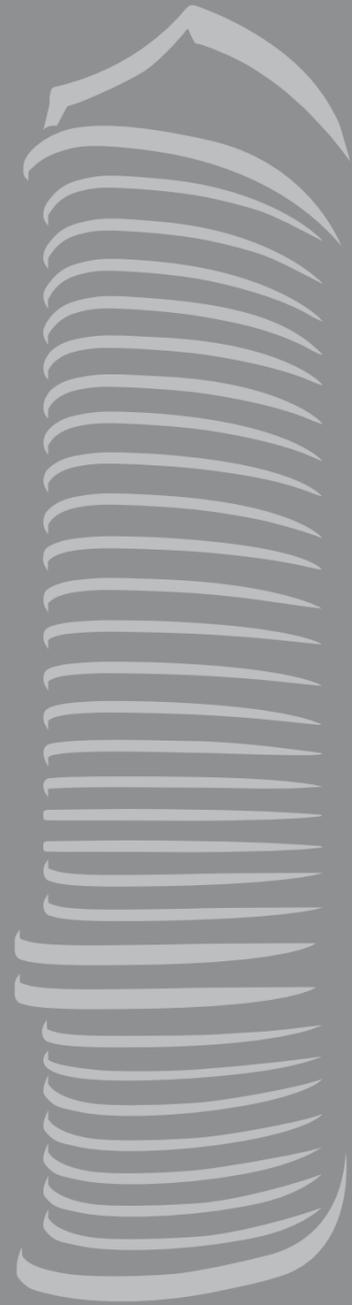
## THE PROJECT

**360** epitomizes modern refinement and every aspect of it creates a new standard of living and adds to the new lifestyle experience:

- top location
- amazing 360° views
- innovative building design
- concierge services
- safety and security
- 10th floor swimming pool
- gym and wellness centre
- private residents club
- sky restaurants on the top of the building
- class A Energy certificate
- "smart" technology
- room service and catering
- top quality materials
- all extras included as standard

A new lifestyle experience!





# NEW LIFESTYLE

## 360 GROUND LEVEL

The spacious shops on the ground level with their double height glass windows are perfect showcases for displaying their products and enticing the buyers to their 3-level splendour. Parking spaces as well as additional entrances are available in the first basement.

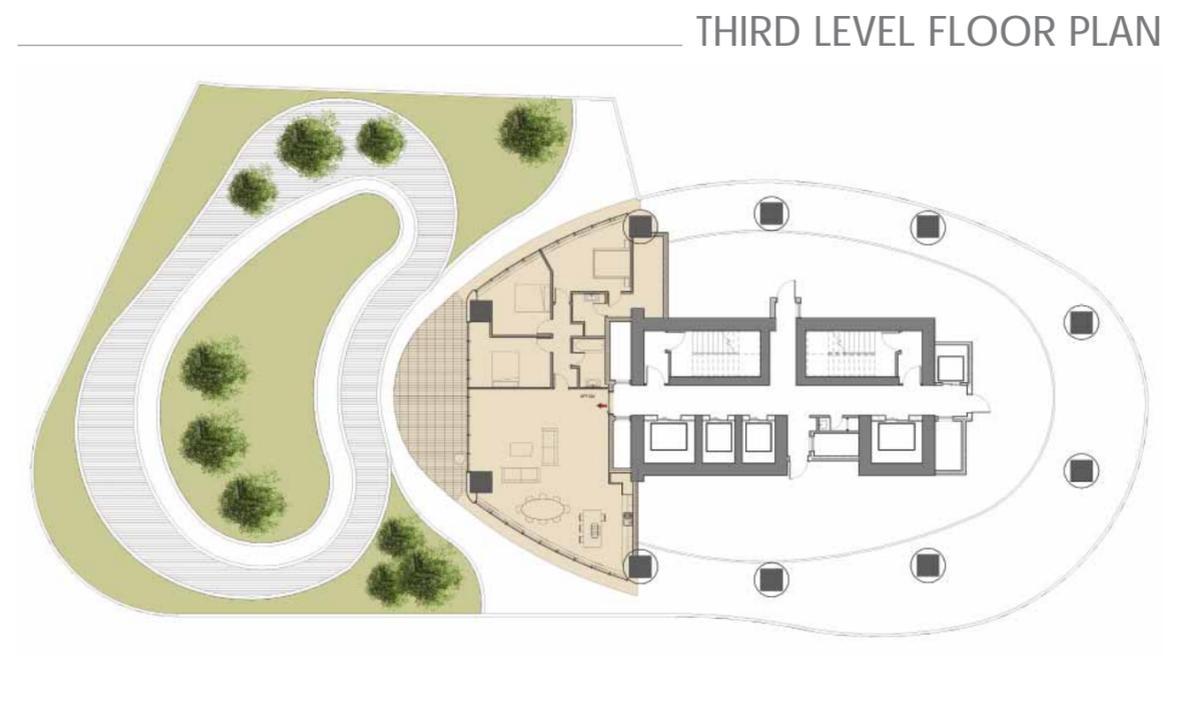
A café / restaurant on the square on the ground level of the building will be open to the public throughout the day and evening and will also provide the residents with room and catering services.



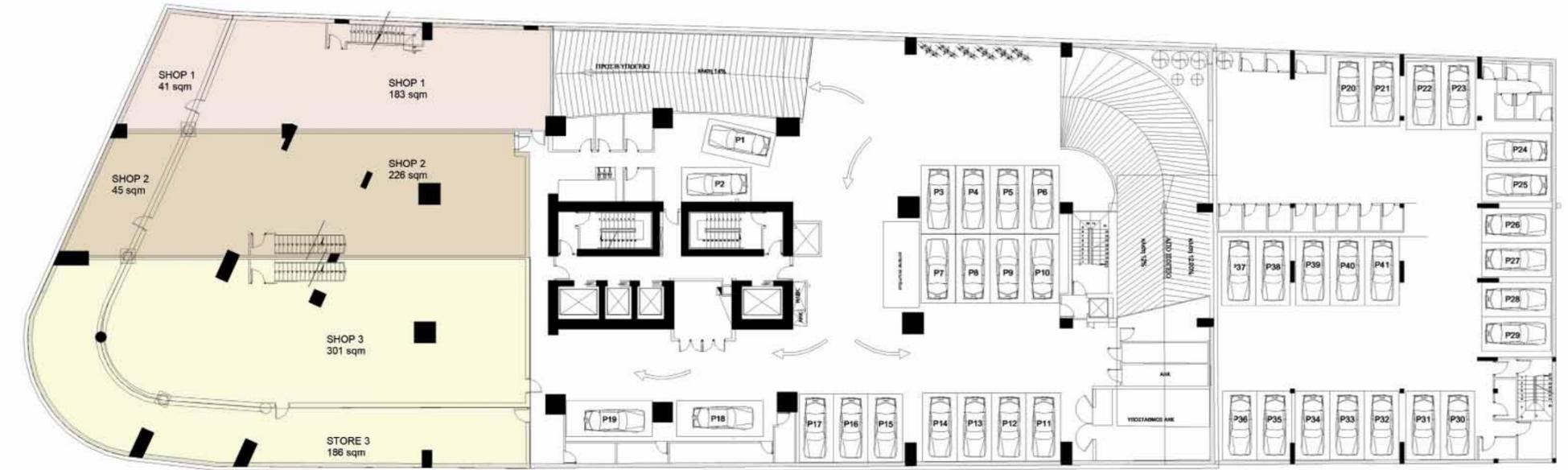
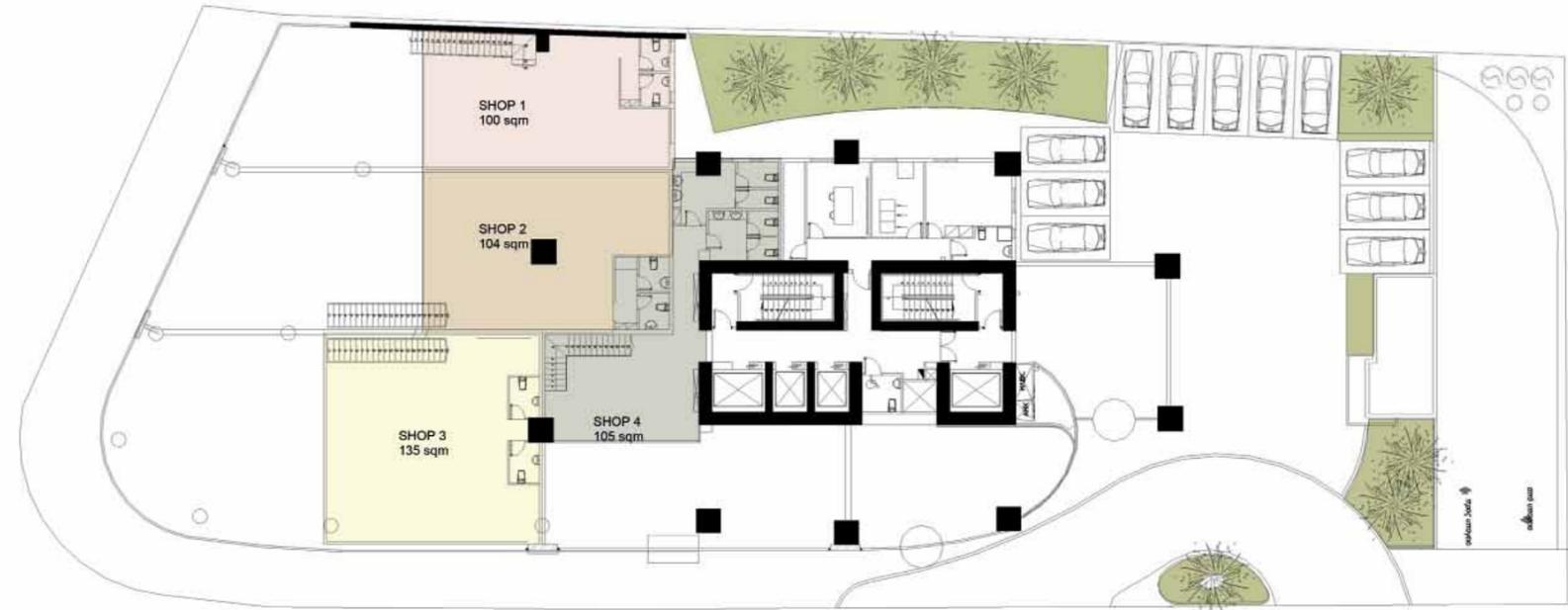


GROUND LEVEL FLOOR PLAN

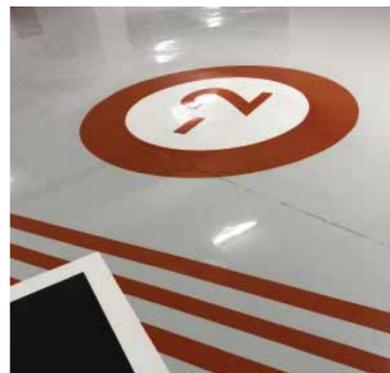
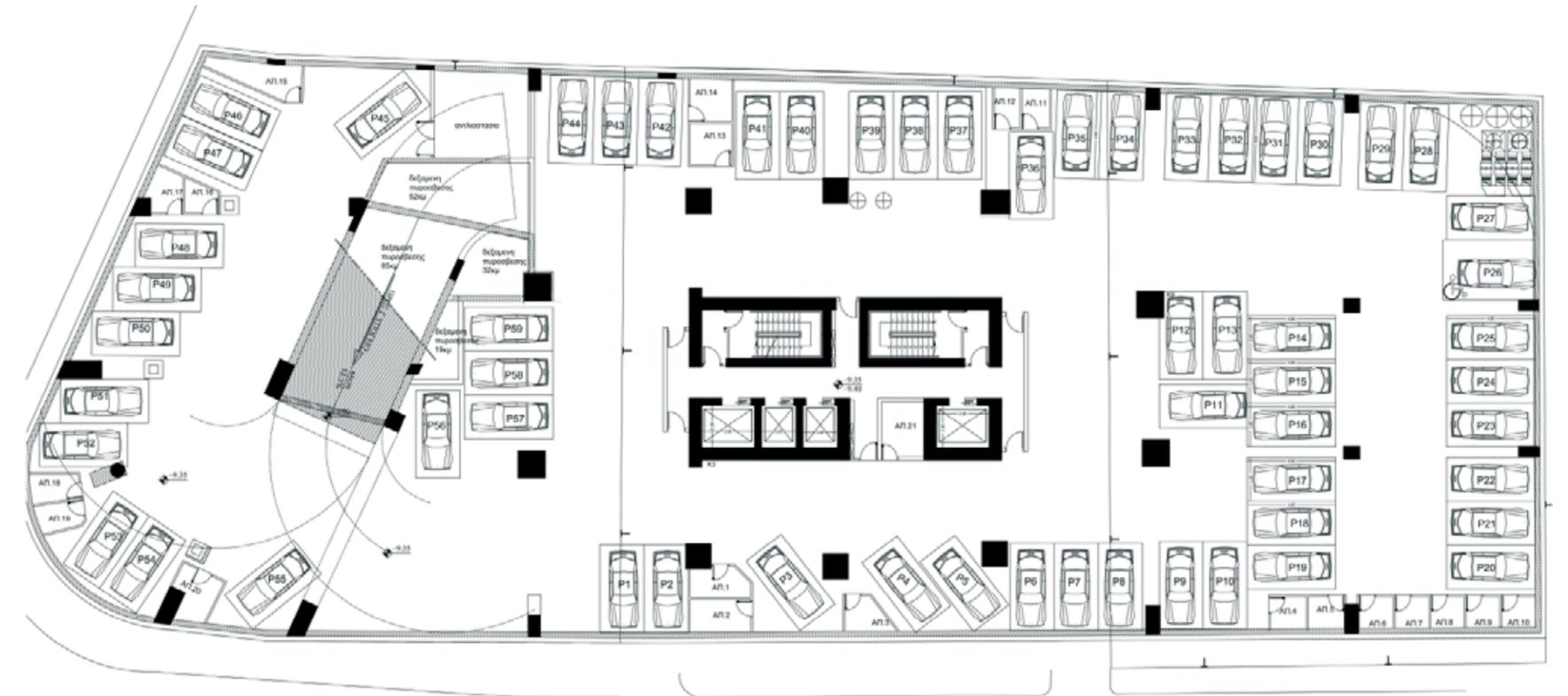
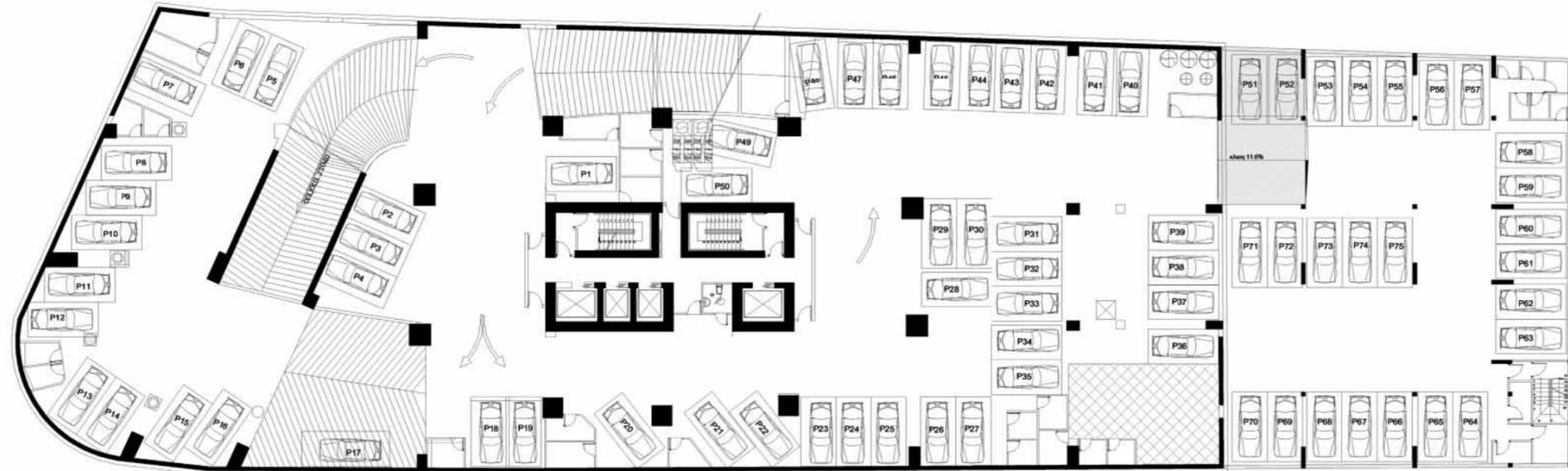
- 3 exceptional Shops
- 1 licenced Cafe-Restaurant
- Residents Lobby
- Sky Restaurant Lobby
- Parking Areas
- Public Square
- Garden



THIRD LEVEL FLOOR PLAN



- 3-level Shops
- Parking
- Designated storage



## BASEMENT LEVELS

The building's 3 underground levels are dedicated to the secure parking of the residents' vehicles. Valet services will also be available. All areas will be monitored and only authorised vehicles will be able to enter and exit the building using pre-authorised passes.





## LOBBY

### Welcome to the 360

From a friendly “kalimera” to hotel-style house-keeping services, the **360** is always welcoming and exceptionally well-run.

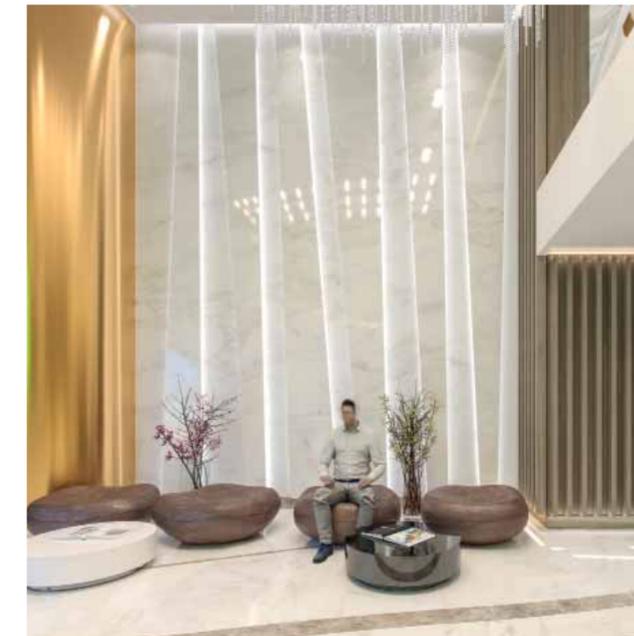
The imposing designer lobby of the **360** with its modern elements will welcome the residents and their guests into the building and the concierge will be on-hand to receive them.

Our 24-hour concierge will be there to provide a host of other services: taking care of your deliveries, supervising the safety and security of the building, looking after the common areas, he is dedicated to you day and night.

From the lobby, the high-tech superfast lifts will seamlessly transport people to and from the residences in record time. One of these lifts is specially sized to enable the transportation of furniture and other bulky items. Access to the residents will also be available through the secure car parks on the basements of the building.

Our Management and Housekeeping team is in place to keep **360** running like clock-work, from cleaning and maintenance to operating the residents’ common areas and much more. Front of house or behind the scenes you can be sure that everything will be perfectly taken care of.

**360 ONLINE** is another pioneering service, which, like a digital concierge gives residents exclusive access to house services, local information, payments of their bills, and much more.





## RELAX AND ENJOY

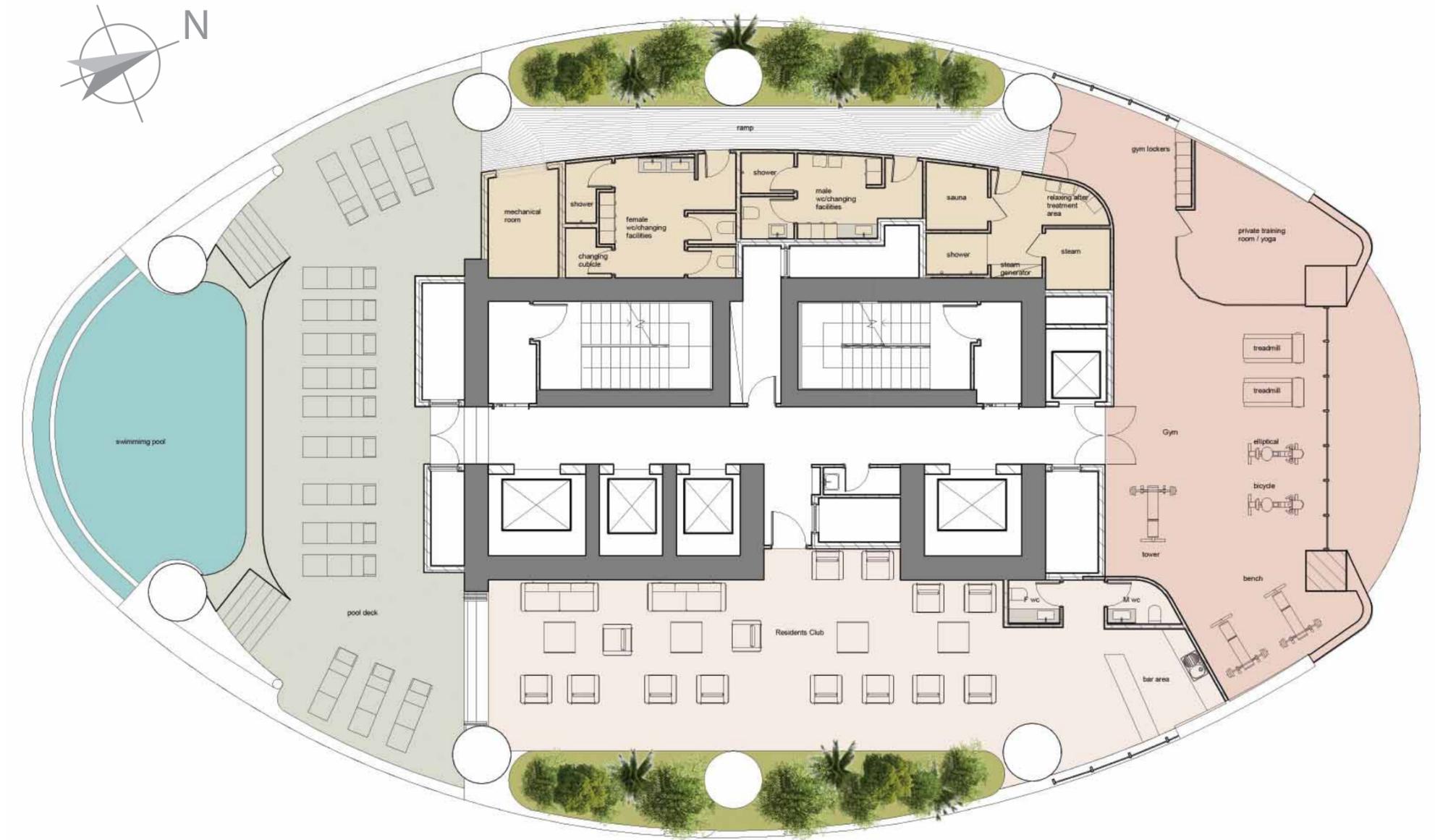
On the double height 10th floor of the building, we placed the large swimming pool, sun-deck and other communal areas including a fully-equipped gym with a spa, sauna and steam bath.

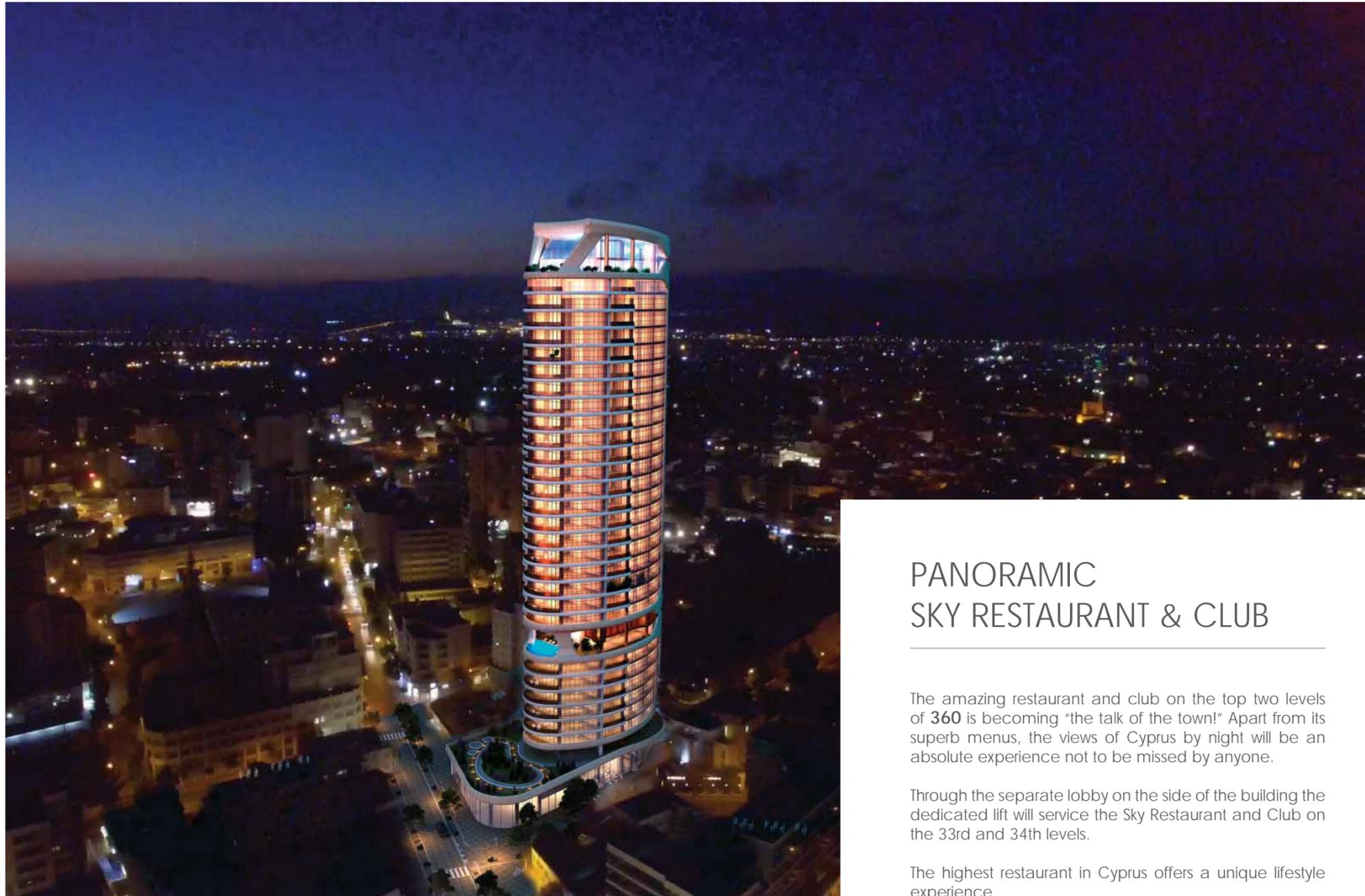
On another area of this floor, dedicated to the comfort and relaxation of the tenants, we have designed a private Residents Club, with a view of the city where the guests can enjoy their drink, or welcome their friends or even rent the space for their children's birthday party!

The double-height pool, the fully equipped gym, the wellness centre and the Residents' Club are just a few of the perks that will be reserved exclusively for the enjoyment and relaxation of the residents of the **360**.



## RESIDENT'S LEVEL FLOOR PLAN - 10th LEVEL





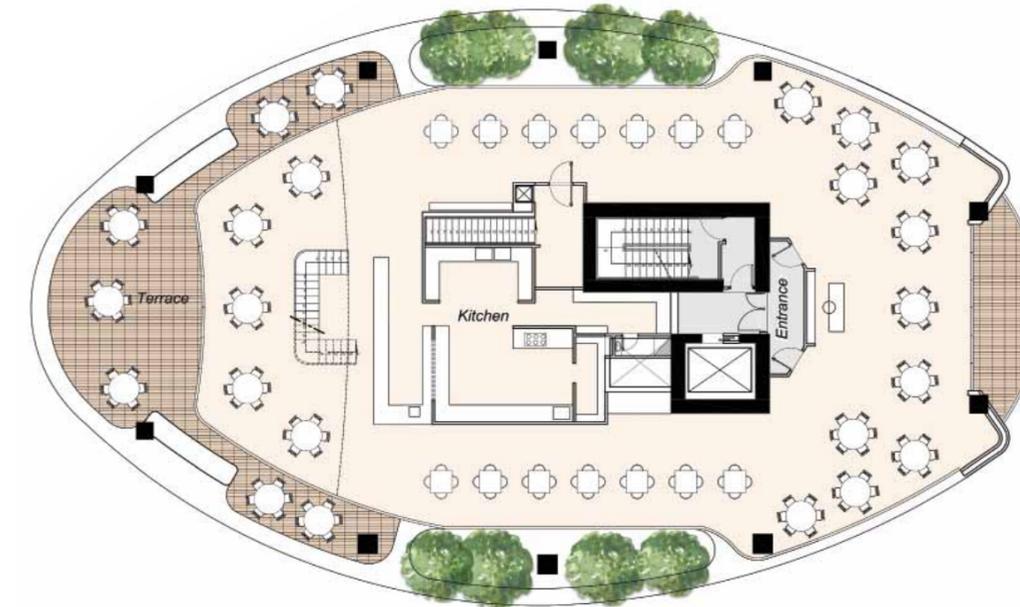
## PANORAMIC SKY RESTAURANT & CLUB

The amazing restaurant and club on the top two levels of **360** is becoming "the talk of the town!" Apart from its superb menus, the views of Cyprus by night will be an absolute experience not to be missed by anyone.

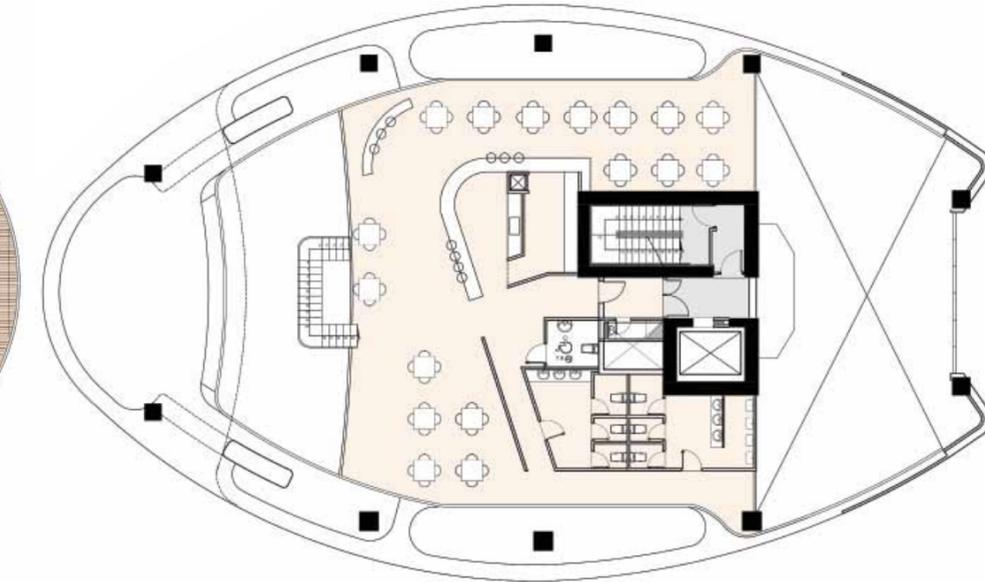
Through the separate lobby on the side of the building the dedicated lift will service the Sky Restaurant and Club on the 33rd and 34th levels.

The highest restaurant in Cyprus offers a unique lifestyle experience.

SKY RESTAURANT FLOOR PLAN - 33rd LEVEL



SKY CLUB FLOOR PLAN - 34th LEVEL





## EXQUISITE APARTMENTS

A portfolio of exquisite apartments with spectacular views and exceptional offerings to a very high standard over 27 residential floors. Interiors and residential amenities have been designed with extraordinary flair, ingenuity and finesse to provide the best in upgraded urban living.

Every apartment has its own unique view and the design of the building is such that keeps nothing in hiding. With 360o views all around, you can even choose your own personal "window frame" and select your personal living space in this unique building.

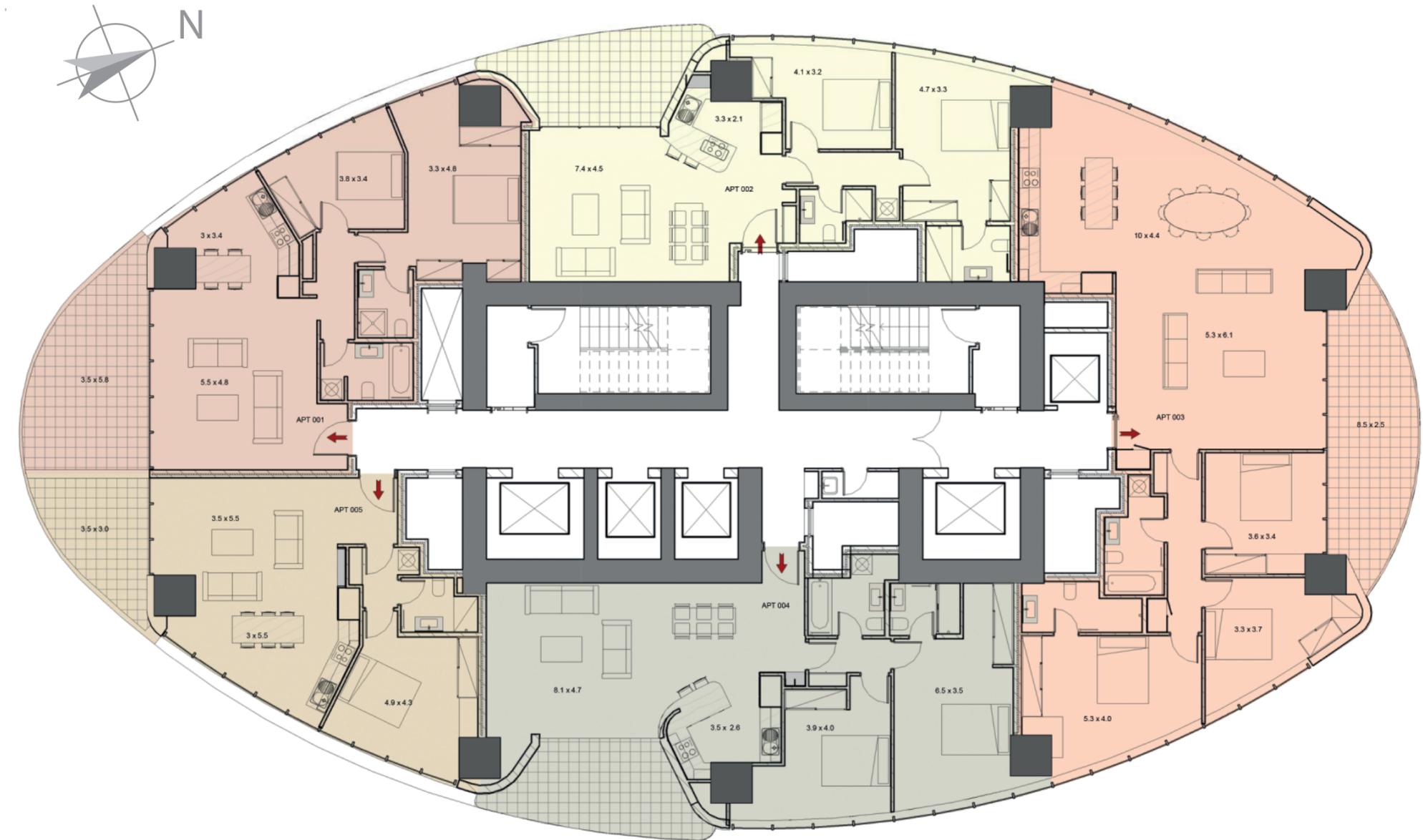


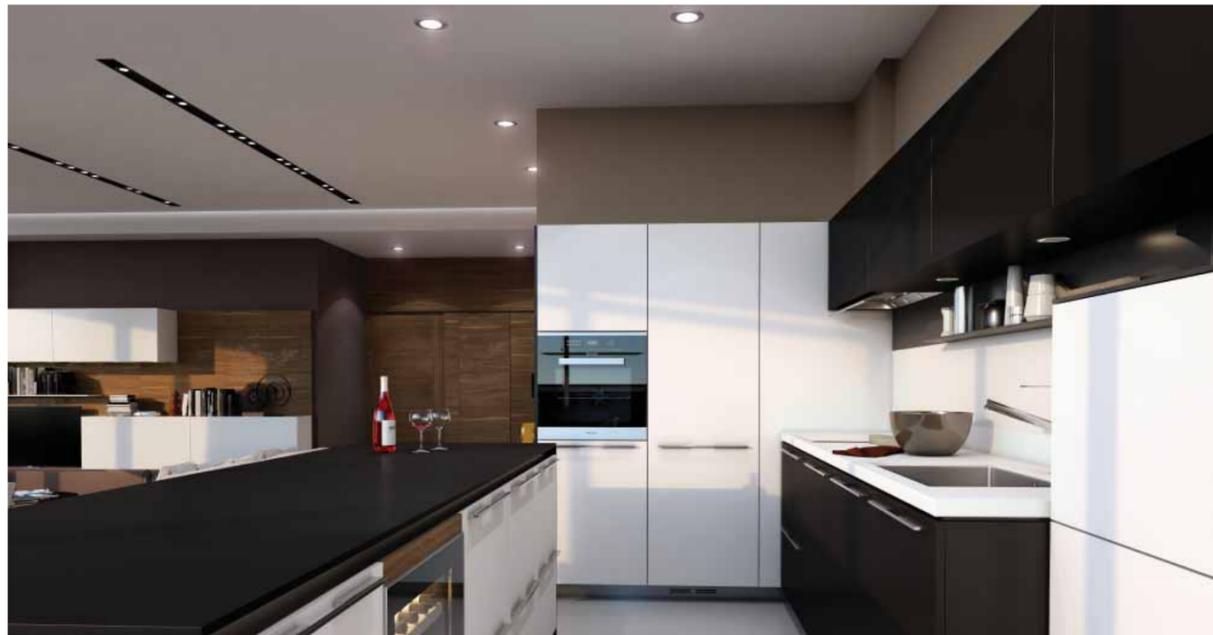
	PROPERTY	BEDROOMS	INTERNAL COVERED AREAS m <sup>2</sup>	COVERED TERRACES m <sup>2</sup>	TOTAL COVERED AREAS m <sup>2</sup>	COMMON AREAS m <sup>2</sup>	TOTAL AREAS m <sup>2</sup>
6 APARTMENT FLOORS	001	2	83	18	101	21	123
	002	2	91	14	105	22	127
	003A	1	68	8	76	19	95
	003B	2	79	11	90	19	109
	004	2	100	14	114	25	139
	005	2	82	20	102	22	125
5 APARTMENT FLOORS	001	2	90	24	114	22	136
	002	2	91	14	105	21	126
	003	3	147	19	166	33	199
	004	2	112	13	125	25	150
	005	1	67	14	81	16	97
4 APARTMENT FLOORS	001	3	156	37	193	36	232
	002	2	111	14	125	29	154
	003	3	134	19	153	32	185
	004	2	113	14	127	27	154





TYPICAL 5-APARTMENT FLOOR PLAN





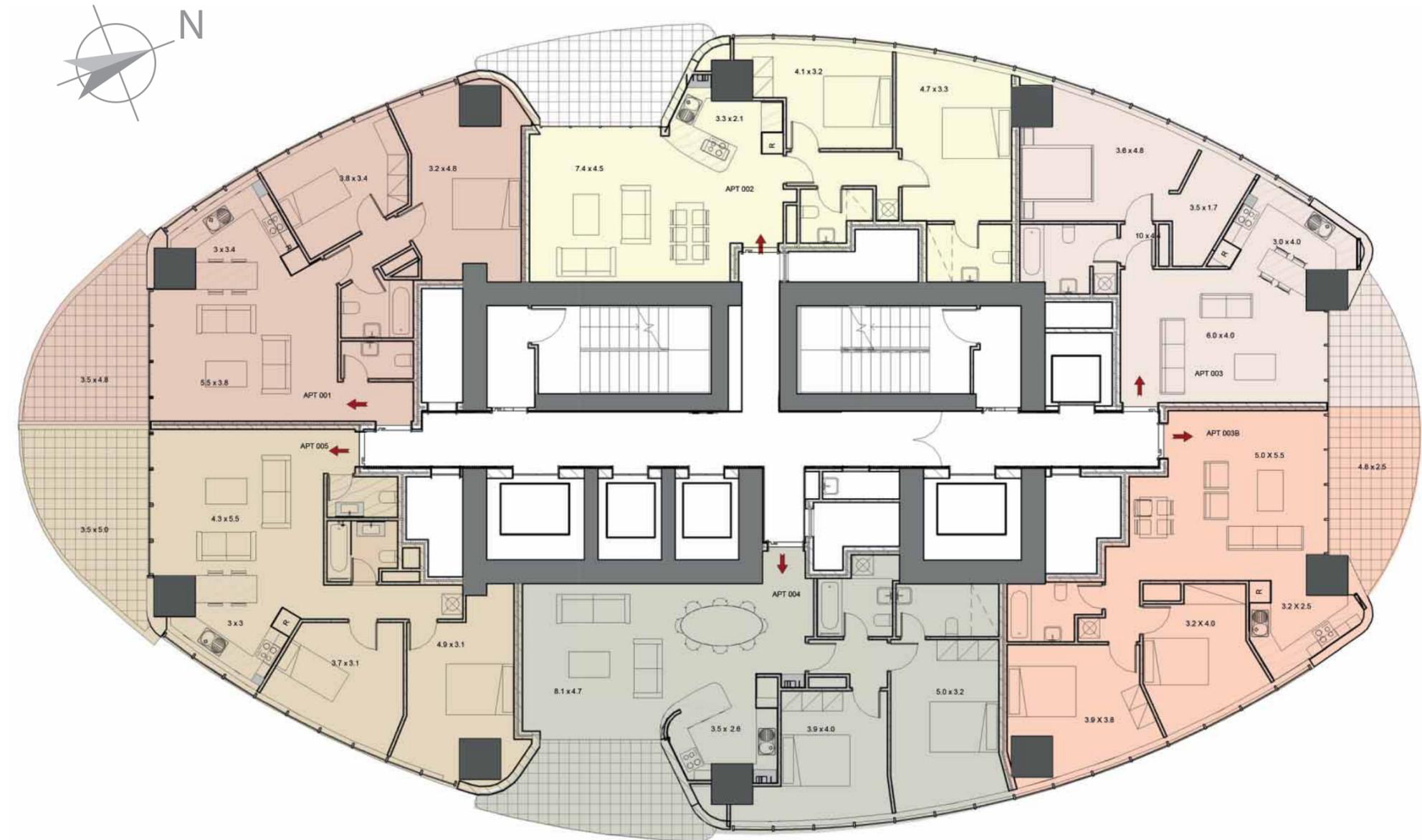
## TYPICAL RESIDENTIAL FLOOR

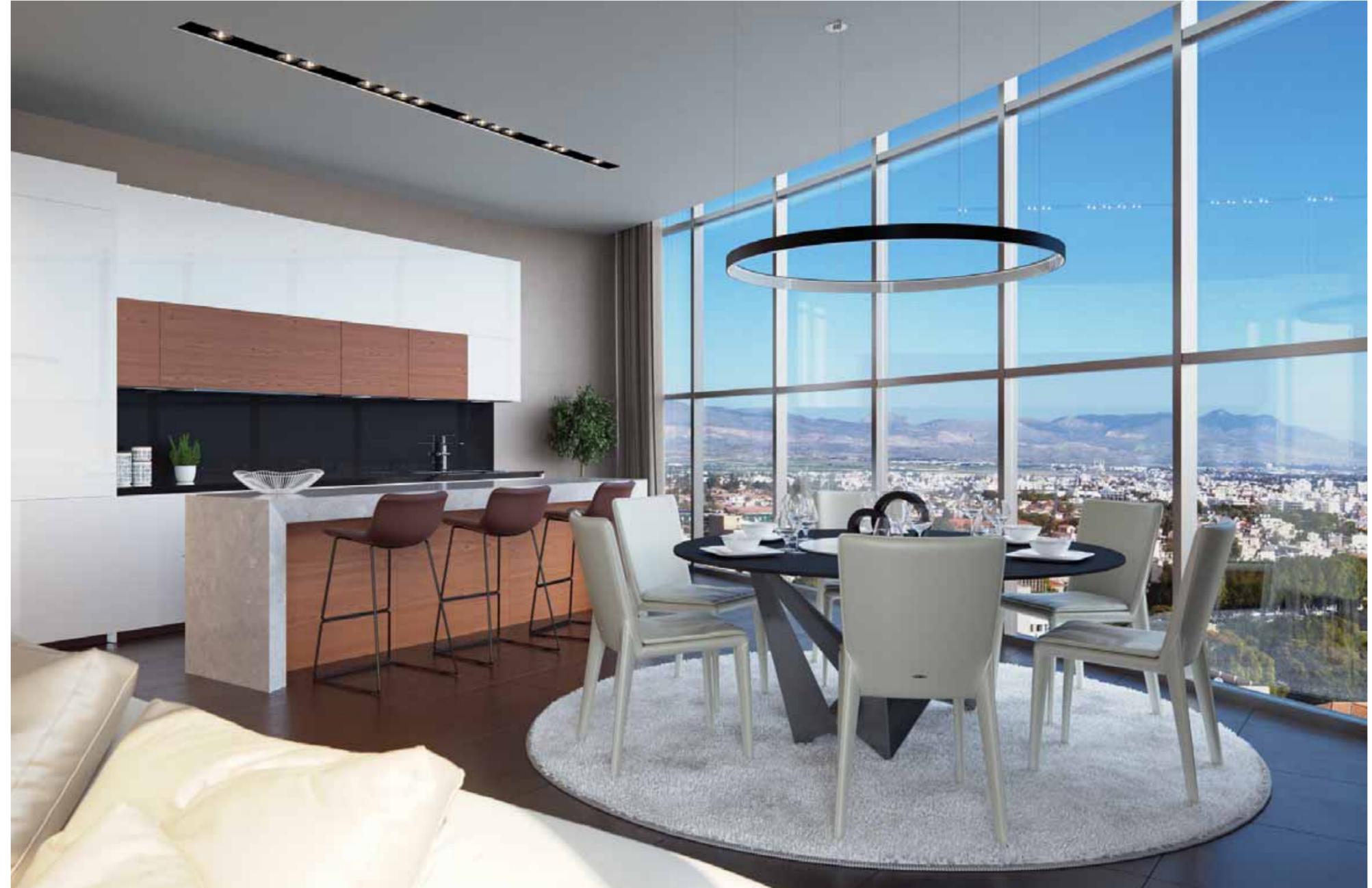
The **360** boasts a totally innovative design approach: all the common areas have been placed in the central core of the building, leaving the perimeter largely free from any beams and obstructions.

The large area of each floor can be divided into custom-designed living spaces to the requirements of each individual person or family.

We propose here how the floors can be divided into four, five or six residential apartments, but any configuration is possible, even duplex or whole-floor spaces.

## TYPICAL 6-APARTMENT FLOOR PLAN





An apartment custom-designed for your needs:  
another unique offering of the 360.

- Exclusive made-to-measure designs.
- Choose your view and tell us what you need.
- We design your apartment for you.
- Custom made for your needs.
- Unique apartments. Unique lifestyle.



## TECHNICAL SPECIFICATIONS

At the **360**, our goal is to enhance the lives of our residents by providing them with top-grade amenities. We want their homes to be the relaxing sanctuaries they always imagined they could be. In their apartments, they will discover features such as our “smart” tablet that enables control of all the electrically operated units of the apartment. Elegant marbles and warm parquet floors, granite and quartz countertops, modern carpentry, and top quality sanitary ware are among the offered standard features.

### State-of-the-art technology is another element that defines 360.

It carries a **Class A certificate** and has a low carbon footprint that is achieved through its triple-glazed windows, LED lights, energy saving features, waste-recycling systems and others.

**Safety and security** are also covered by technology: access cards, CCTVs, fire and burglar alarms and other systems protect the building and its residents from foreseeable dangers.

### 360 is a very “smart” building

All the appliances, even the curtains, can be controlled via smartphones or tablets, which can also be connected to the structure cabling system and charged from the usb plugs.



### 360 is also fitted with

- Thermal break aluminium frames with Triple Glazing Low-E glass
- Super-fast quiet elevators
- Structured Cabling System with USB chargers
- Class A Energy Certificate
- LED lights with movement sensors and dimmers
- Fire and Burglar Alarms
- CCTV Cameras
- Central Satellite Dish
- VRV Air-conditioning / Heating for each apartment
- Underfloor Heating for each apartment
- Ventilation and Fresh Air system for each apartment
- Suspended ceilings with LED lights and concealed curtain rails
- High quality cabinetry with corian / technogranite
- High quality marble / parquet floors
- Wood veneer doors and Frames
- Security Entrance Doors
- Luxury sanitary ware with frameless glass

## ABOUT THE CONTRACTOR

The Cyfield Group is a European Development and Construction Group, established in Cyprus in 1990, operating in all areas of the construction industry: land development, contracting of public and private infrastructure projects, production and trading of specialized building materials, and lately energy production from renewable sources.

- Land Development:**  
 We design, build and market all kinds of properties in Cyprus and Greece. Our portfolio includes top grade Commercial buildings and all types of Residential buildings. We also build industrial and public buildings on behalf of public and private organizations.
- Civil Engineering Construction**  
 With our experts in all infrastructure projects, such as roads, motorways, bridges, sewerage systems and treatment plants, pumping stations, dams, and environmental projects in Cyprus, Greece and Egypt, we are currently undertaking government projects in Egypt.
- Manufacturing and Production**  
 Our Group integrates all its activities under one structure. We own quarries from which we get our base materials, cement and asphalt factories that produce the cement and asphalt used in our projects, as well as factories and trading companies producing products used in our construction projects.
- Energy**  
 The Group has successfully entered the energy industry by building two solar power parks, and is now creating the first private power station in Cyprus.

Cyfield Group has slowly and steadily evolved into one of largest groups of its kind in the region with operations in Cyprus, Greece and Egypt. At Cyfield-Nemesis our goal is to deliver projects that benefit individuals, corporations and industry, and represent the way forward for society as a whole.

Our high standards of quality, reliability, stability, focused business strategies and strong ethics have strengthened the Group's advancement and success over time. And yet, we view each project as a new challenge, as well as another unique opportunity to demonstrate our definition of success: to build lasting relations with our customers, associates, personnel and the community at large.

When dealing with clients, whether they are private individuals, companies or local and government authorities, we our approach is always marked by trust, openness and personal touch, in terms of our communication and cooperation with each one.

## OUR OTHER PROJECTS



EUROBANK HEADQUARTERS & METROPOLITAN NICOSIA



ALTHEA - LARNACA



THE ARC SHIP - LIMASSOL



VILLAS - NICOSIA



PIALE PASHA STREET - LARNACA



PEC - POWER STATION



PANOPIS RESIDENCE - GLYFADA ATHENS

---

## 101 DEVELOPMENT LTD

---

### **CYPRUS HEADQUARTERS**

132 Limassol Avenue,  
2015 NICOSIA  
Tel: +35722427230  
Fax: +35722495203

### **GREECE OFFICE**

22 Katechaki Avenue,  
11525 ATHENS  
Tel: +302106754292  
Fax: +302106754293

### **EGYPT OFFICE**

124 Othman Ibn Affan Street,  
Office 62, Heliopolis, CAIRO  
Tel: +20227744004  
Fax: +20227744001

✉ Freephone 8000 57 57

🌐 [www.cyfieldgroup.com](http://www.cyfieldgroup.com)

✉ [sales@cyfieldgroup.com](mailto:sales@cyfieldgroup.com)