

AGIOS NIKOLAOS ·
LAKATAMIA

NICOSIA
DISTRICT
CYPRUS



OLEA

RESIDENCES

Your quieter life near
the city.

A&A
APOSTOLIDES
DEVELOPERS

Olea Residence is a private collection of homes in Agios Nikolaos, Lakatamia, within the Nicosia district — offering a quieter way of living.

Each home combines considered architecture and everyday comfort with the confidence of lasting construction quality.



ARCHITECTURE

Designed for everyday calm.

Every home at Olea is part of one coherent architectural vision. The development brings together individual homes within a consistent design character, allowing each one to feel distinctive while belonging naturally to the whole.

Nothing is added for effect. Every element serves the way the spaces are used, inside and out.

Designed around the rhythm of your life.

No two households live in exactly the same way. That is why Olea offers a range of homes designed for different needs, routines and stages of life.

Whether you are looking for more outdoor space, a home that's easy to maintain, or simply a layout that fits your daily life, every residence shares the same care, quality and design language.

Each residence is shaped to fit the rhythm of your life.



What you don't see matters just as much.

A home is shaped not only by what you see, but by the engineering decisions hidden beneath it.

The decisions that matter most are made before anything visible takes shape.



Many of the decisions that define a home's long-term performance are made before they can ever be seen.



A structure designed to last

Every residence begins with a reinforced concrete structural frame developed through dedicated structural calculations and a seismic engineering study in accordance with Eurocodes. Long before finishes are selected, the building has already been designed to provide strength, stability and consistency for decades to come.



A continuous thermal envelope

Comfort is not created by a single material, but by the way every part of the building works together. External wall insulation, roof insulation, thermally insulated aluminium systems and energy-efficient glazing form one continuous thermal envelope, helping maintain a more stable indoor environment throughout the year.



Engineered from the start

Energy Class A performance, an integrated 3 kW photovoltaic system, solar water heating and essential building infrastructure are incorporated into the project from the outset, becoming part of the building itself rather than additions made later.

Built for institutions. Built for life.

One engineering standard. Two forms of trust.

For decades, A&A Apostolides has delivered public buildings and private homes with the same engineering discipline, construction standards and personal responsibility. The projects may differ. The standard never does.

- 1987
A&A Apostolides founded as a contractor.
- 1992
Developers wing established. The company begins building its own homes.
- 2006
Class A — the highest contractor qualification in Cyprus. The level required for hospitals, schools and public infrastructure.
- Today
Two wings, one standard: public buildings and private homes, built in-house from foundation to handover.



A place that keeps life in balance.

Agios Nikolaos in Lakatamia offers a calmer residential setting while remaining closely connected to the heart of Nicosia. Everyday essentials, schools, services and major road connections are all within easy reach, allowing daily life to remain both convenient and unhurried.

It is a place where the pace of the city stays close — without becoming part of everyday life.

Nine homes, one setting.



Nine residences arranged around a private internal road, each with its own garden and framed by planting and open green space.

A single, coherent layout gives every home privacy and light while keeping the sense of a quiet, connected neighbourhood.

INDOOR

126–133 m²

COVERED VERANDA

20–24 m²

OPEN VERANDA

27–60 m²

A collection of homes.

The collection comprises nine two-storey homes, each with three bedrooms.

The home unfolds over two levels. The ground floor is given to shared life — the living space flows out to a covered veranda and the home's private garden, easing the line between inside and open air. Above, reached by an internal stair, the first floor belongs to quiet: the bedrooms, set apart from the daytime rooms.

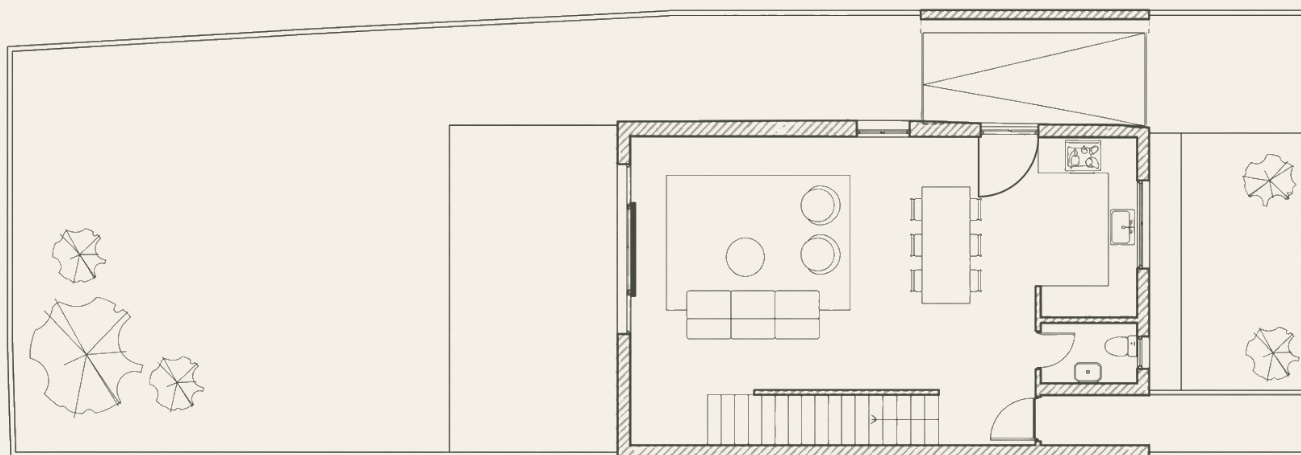
Each of the nine homes is resolved in its own way — its own place on the plot, its own layout, its own measure of space around it. Nine distinct homes within a single architectural standard, among which one is yours to find.

HOME	126–133 m ²
PLOT	172–260 m ²
PRIVATE GARDEN	45–129 m ²
COVERED VERANDA	20–24 m ²
OPEN VERANDA	27–60 m ²
PRIVATE PARKING	Included

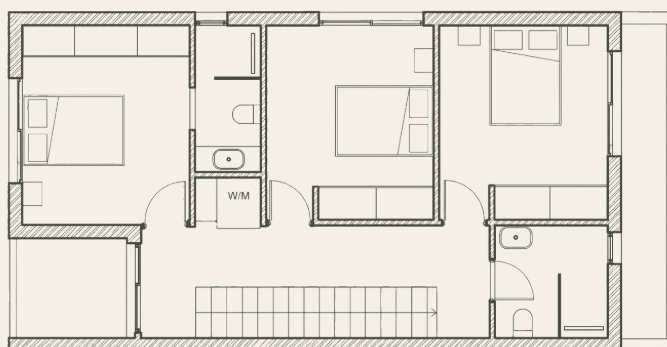
The long garden home.

3 BEDROOMS · 2 BATHS
COVERED VERANDA & PARKING

GROUND FLOOR



FIRST FLOOR



Open living, dining and kitchen run the width of the ground floor, extending onto a deep covered veranda and private garden, with covered parking alongside.

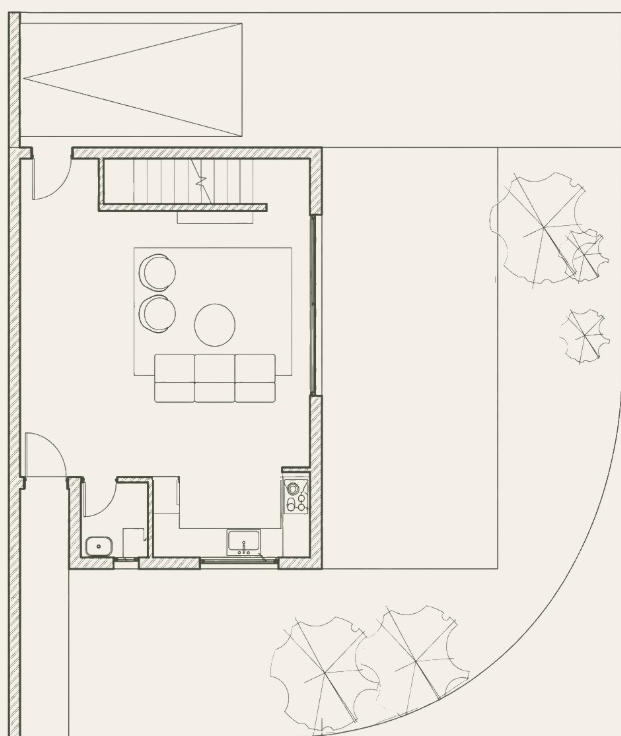
Three bedrooms and two bathrooms occupy the upper floor.

The corner garden home.

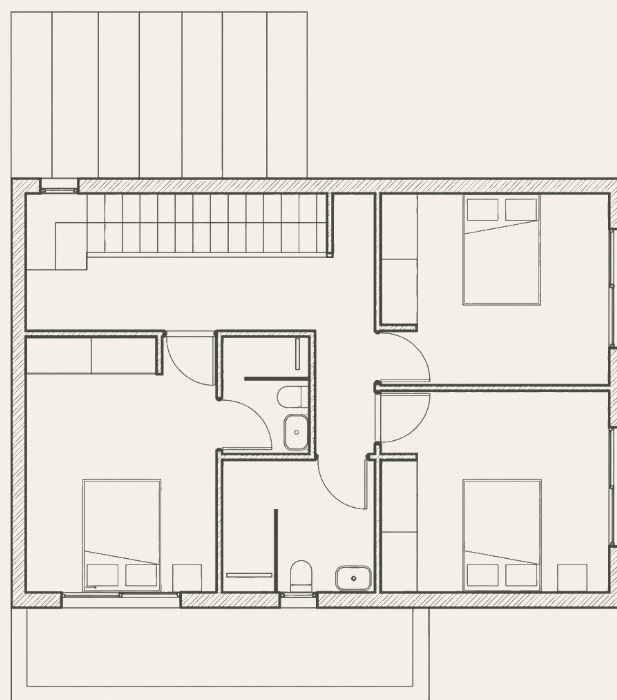
3 BEDROOMS · 2 BATHS
COVERED & OPEN VERANDAS

A corner residence held by a curved, wraparound garden. The living space opens to a wide covered veranda; three bedrooms and two bathrooms sit above.

GROUND FLOOR



FIRST FLOOR



Indicative layout, redrawn from the architectural drawings. Refer to the architectural drawings for exact dimensions.

The compact garden home.

3 BEDROOMS · 2 BATHS
COVERED VERANDA & PARKING

A compact plan gathered close around its own garden. Living, dining and kitchen open to a covered veranda and parking, with three bedrooms and two bathrooms on the floor above.

GROUND FLOOR



FIRST FLOOR



Indicative layout, redrawn from the architectural drawings. Refer to the architectural drawings for exact dimensions.



Arrange a viewing.

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