

• **IVORY** •
RESIDENCES



AN ATTRACTIVE PROJECT
in a prime location

D E R Y N I A - C Y P R U S

IVORY RESIDENCES

Set in Deryneia, a rising residential destination in the Famagusta District, Ivory Residences introduces a new benchmark for thoughtful urban living. With precise design, natural materials, and a strong focus on privacy, this modern three-floor development by Homemake offers homes that balance functionality with timeless style.



- 2 two-bedroom apartments
- 2 three-bedroom apartments
- 1 two-bedroom penthouse with private rooftop garden
- 1 three-bedroom penthouse with private rooftop garden

OVERVIEW

- Three-storey apartment building featuring contemporary design and materials
- Total of 6 apartments, including two penthouse with roof terrace
- Covered living area from 85.4m² to 101.3m²
- Desirable residential neighbourhood
- Situated in proximity to private schools, supermarkets, and just 5 km from the beach
- Easy access to nearby everyday amenities

CHARMING APARTMENTS,
spacious verandas

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RESIDENCES



APARTMENTS THAT REDEFINE
the language of luxury



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EXCLUSIVE HOMES
with rooftop gardens



APARTMENTS DETAIL

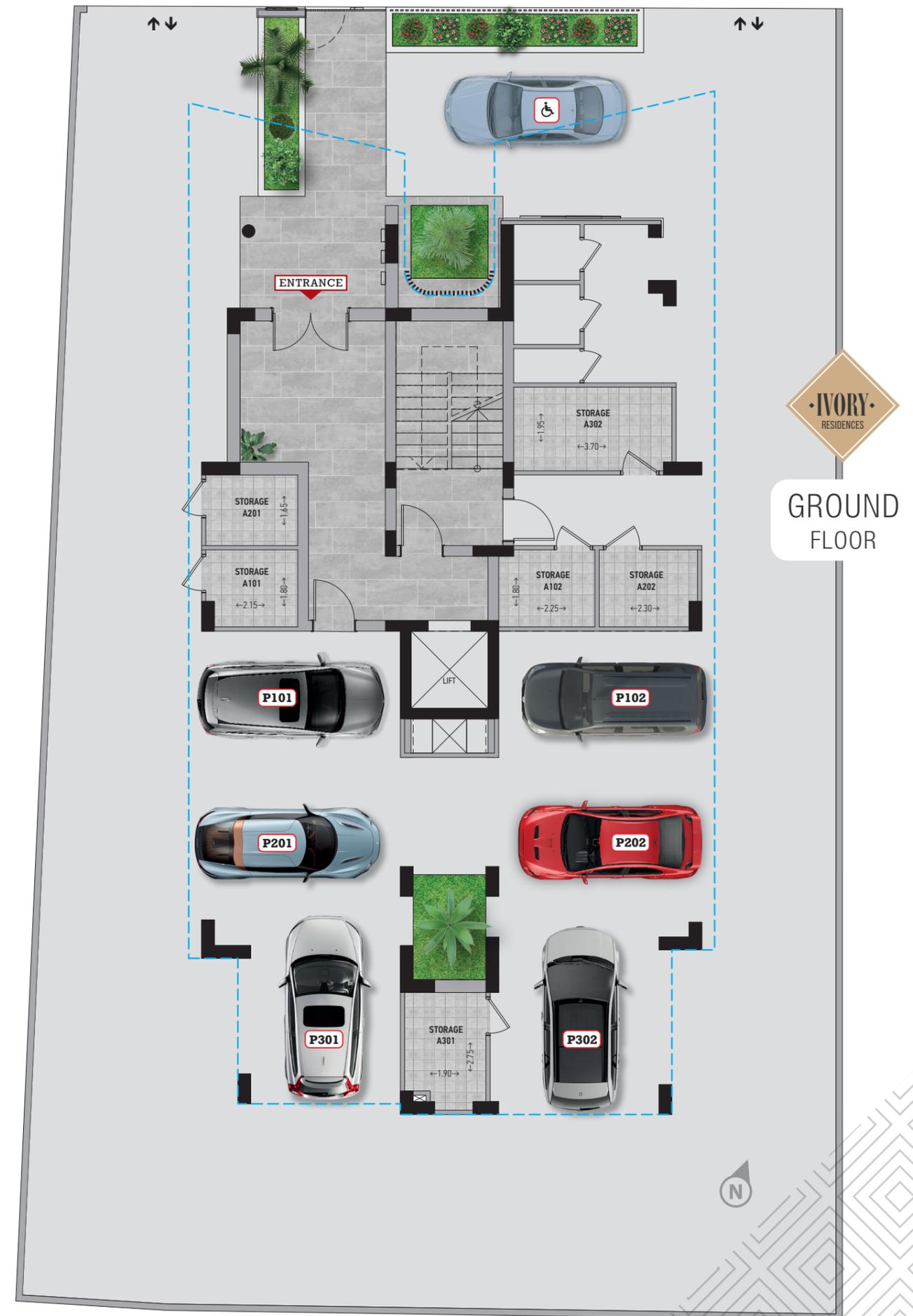
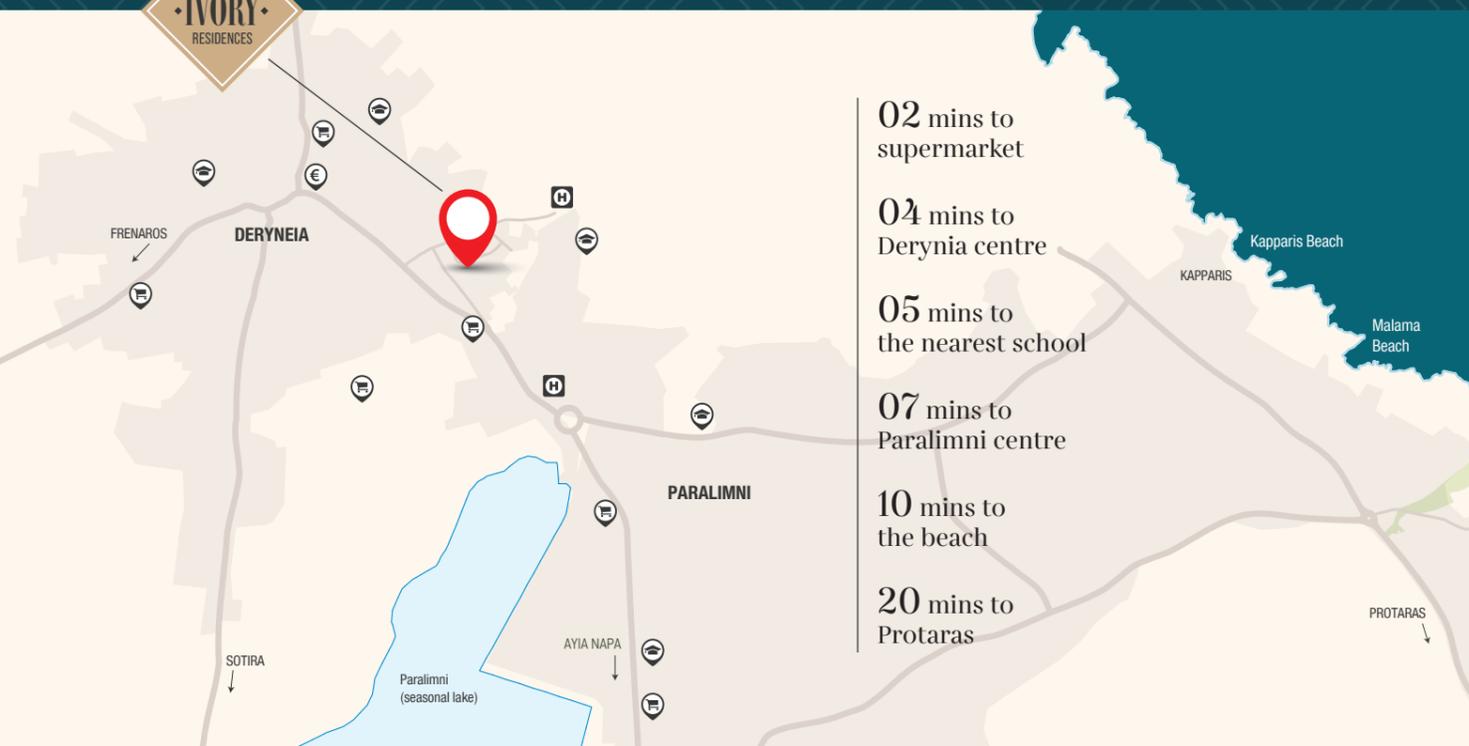
	APT. No.	BEDROOMS	BATHROOMS	INTERNAL COVERED AREA (m ²)	COVERED BALCONIES (m ²)	TOTAL COVERED AREA (m ²)	ROOF TERRACE (m ²)	STORAGE ROOM (m ²)	TOTAL AREA (m ²)	PARKING
FLOOR 1	101	2	2 (1 ensuite)	85.4	21.4	106.8	-	3.75	110.55	✓
	102	3	2 (1 ensuite)	101.3	20.4	121.7	-	4	125.7	✓
FLOOR 2	201	2	2 (1 ensuite)	85.4	24.2	109.6	-	3.55	113.15	✓
	202	3	2 (1 ensuite)	101.3	23.2	124.5	-	4	128.5	✓
FLOOR 3	301	2	2 (1 ensuite)	85.4	18.3	103.7	21.4	4.55	129.65	✓
	302	3	2 (1 ensuite)	101.3	16.8	118.1	23.3	7.2	148.6	✓

PROJECT FEATURES

- Spacious open-plan kitchen, living room and dining area
- Large covered verandas
- Master bedroom with ensuite bathroom
- Private covered parking and private storage rooms for each apartment
- Penthouse with extensive terrace with BBQ area
- Class 'A' energy efficient insulation and windows
- Waterproofing insulation against ground and roof moisture
- Provision for installation of air-conditioning units
- Photovoltaic panels for common areas and provision for each apartment
- Provision for e-vehicle charger in the parking area
- Built-in wardrobes
- European sanitary ware
- Water pressure system
- Solar heating system for hot water
- Main entrance with intercom system

STRATEGIC LOCATION WITH EVERYDAY CONVENIENCE

Located near Ammochostos General Hospital, schools, bakeries, and supermarkets, everything you need is just a step away.





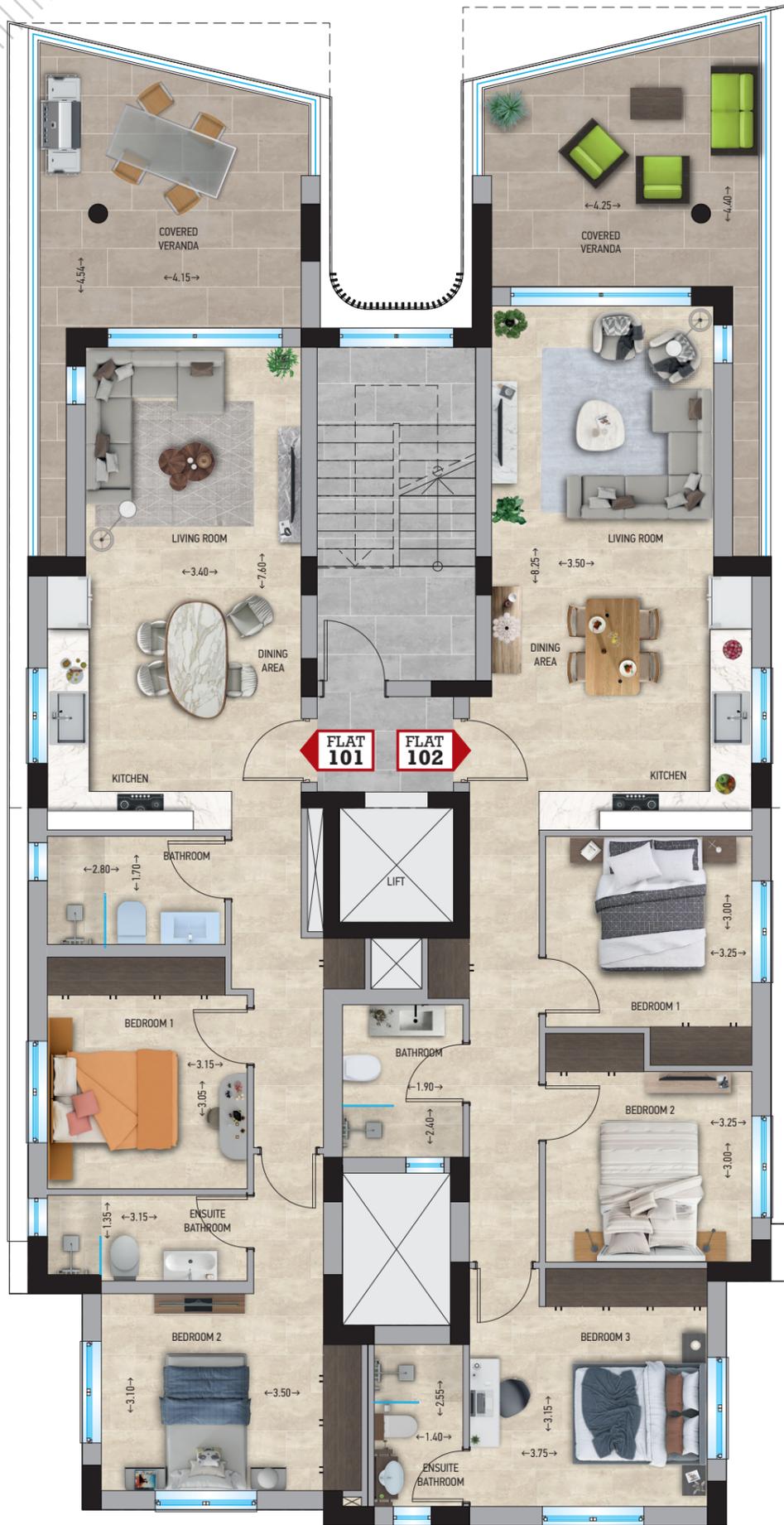
FLOOR 1

101

2 BEDROOMS
2 BATHROOMS
85.4m² INTERNAL AREA
21.4m² COVERED BALCONIES

102

3 BEDROOMS
2 BATHROOMS
101.3m² INTERNAL AREA
20.4m² COVERED BALCONIES



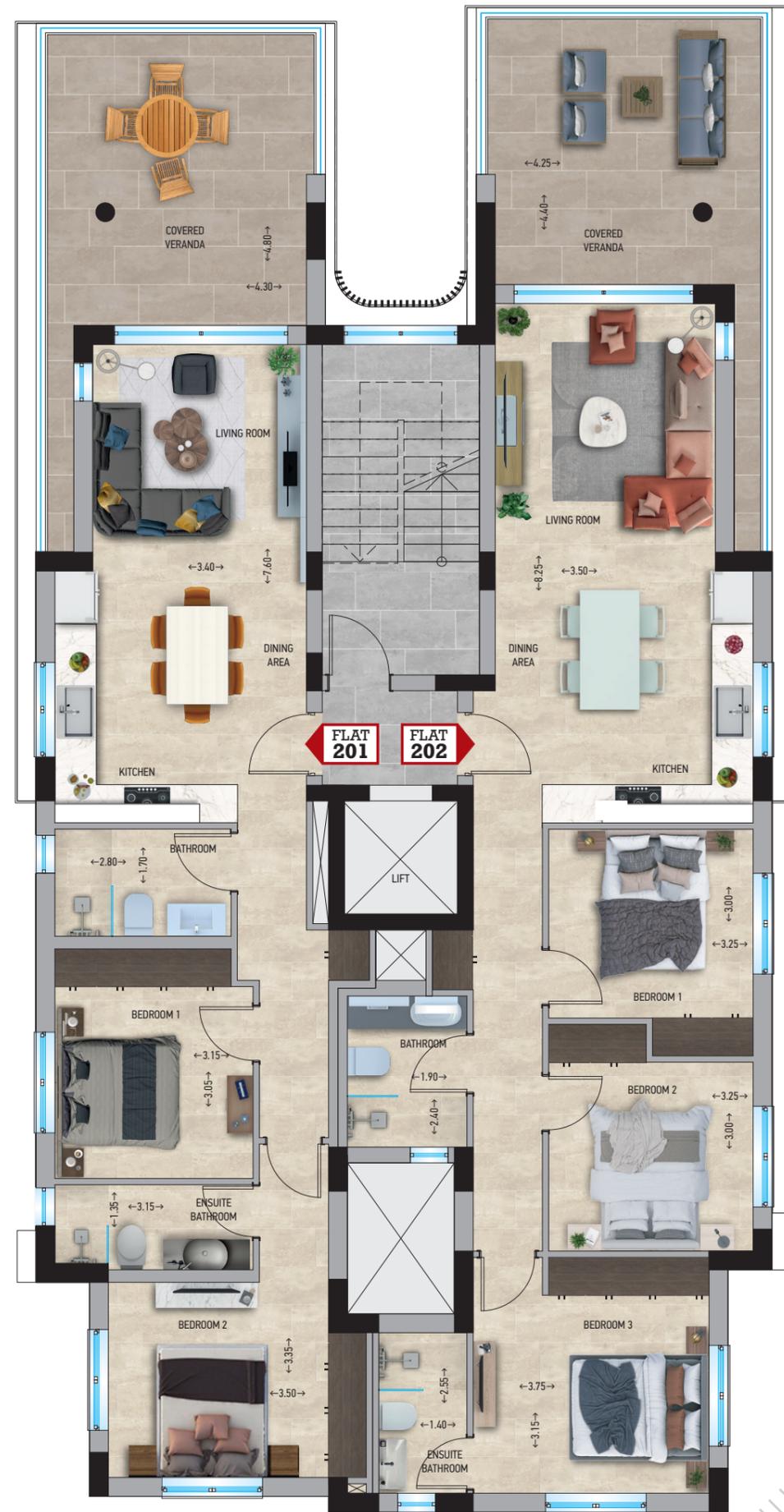
FLOOR 2

201

2 BEDROOMS
2 BATHROOMS
85.4m² INTERNAL AREA
24.2m² COVERED BALCONIES

202

3 BEDROOMS
2 BATHROOMS
101.3m² INTERNAL AREA
23.2m² COVERED BALCONIES

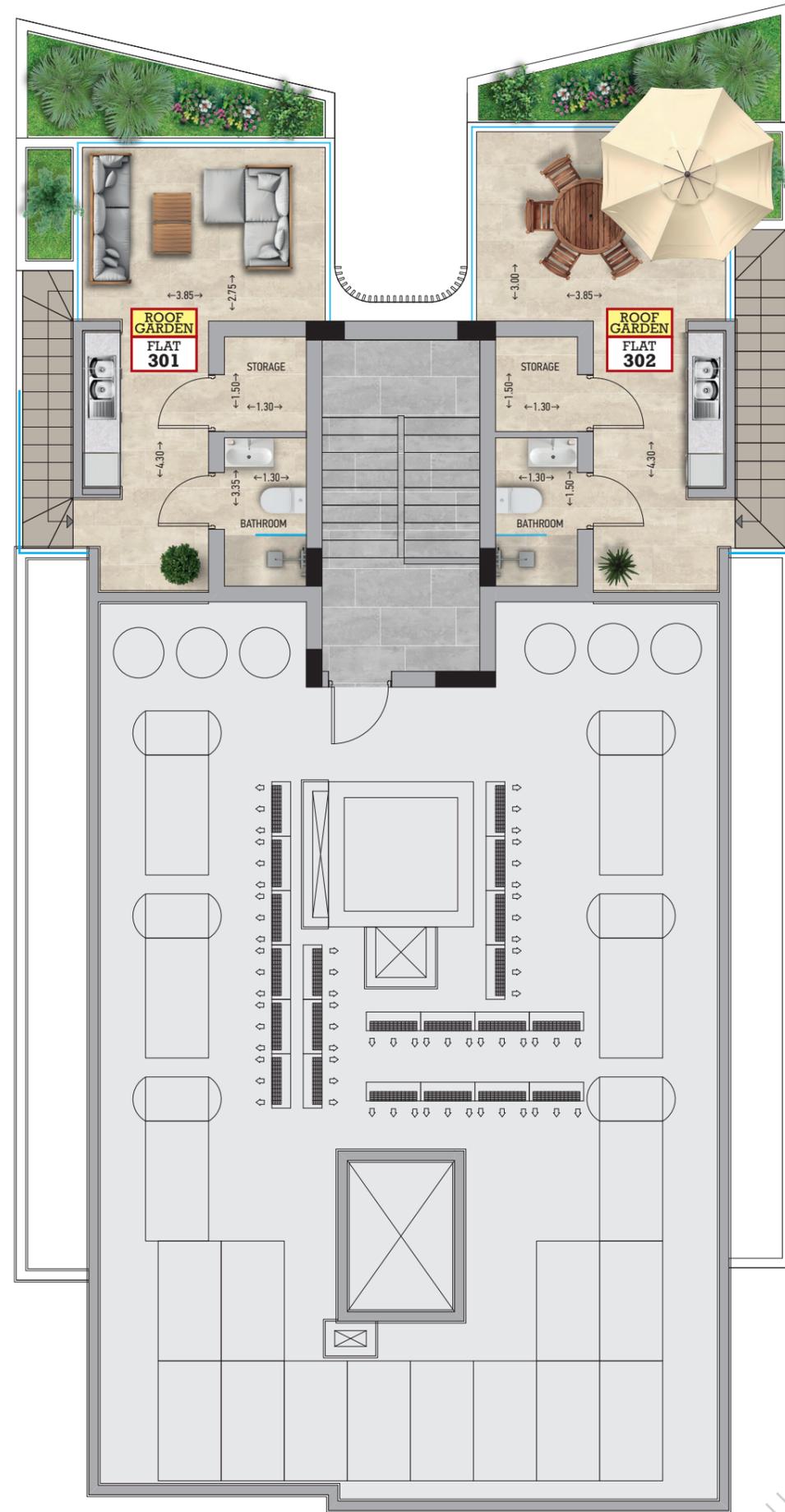
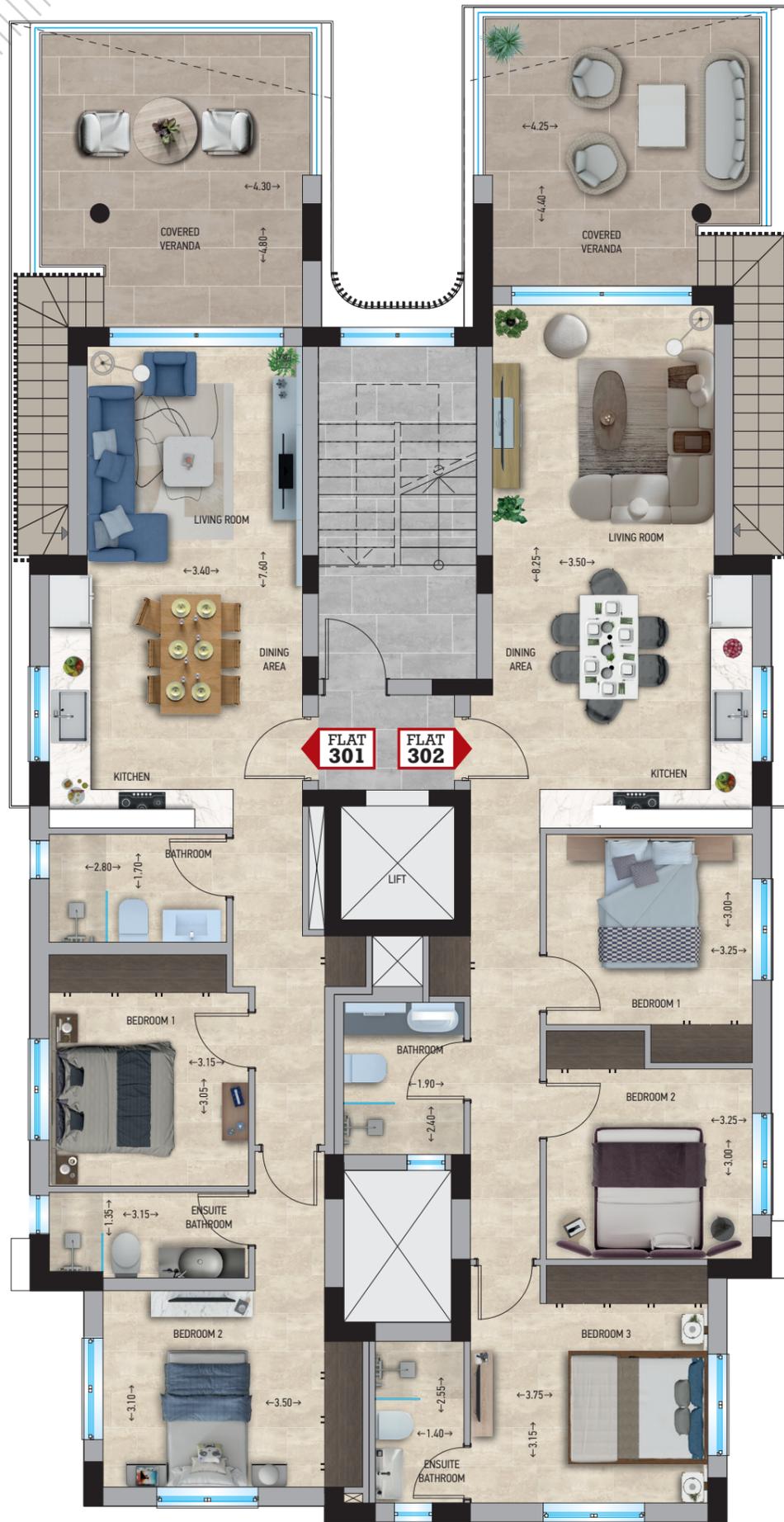




FLOOR 3

301
2 BEDROOMS
2 BATHROOMS
85.4m² INTERNAL AREA
18.3m² COVERED BALCONIES

302
3 BEDROOMS
2 BATHROOMS
101.3m² INTERNAL AREA
16.8m² COVERED BALCONIES



ROOF TERRACE

301
21.4m² ROOF TERRACE
6.9m² STORAGE ROOM
1 BATHROOM

302
23.3m² ROOF TERRACE
6.9m² STORAGE ROOM
1 BATHROOM



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