



**BRIDGEHOUSE**  
BUSINESS CENTER

A new dimension to corporate business



AN EXCELLENT  
FIRST IMPRESSION



## EXCEPTIONALLY POSITIONED

BridgeHouse Business Center is located on Spyrou Kyrianou Avenue in the area of Polemidia, one of the main commercial roads in Limassol, offering high visibility from all sides.

Furthermore this modern and luxurious commercial building is located close to Limassol's central business district, surrounded by an array of commercial offices, financial institutions and a large selection of showrooms.

### DIRECT ACCESS TO THE CITY CENTRE, SEAFRONT, LIMASSOL MARINA, COMMERCIAL PORT AND MOTORWAY.

**Located as follows:**

- 1.5km from the Paphos/Nicosia/ Larnaca main motorway
- 3.0 km from the Limassol Marina
- 5.5km from Limassol Main Commercial Port
- 6.0km from new Limassol Casino





## Places of interest



BANKS



RESTAURANTS



SHOPPING DISTRICTS



CYPRUS CASINOS



LIMASSOL PORT



LIMASSOL MARINA

## OFFICE SPACE WITH A SPECIAL TOUCH

First impressions are paramount to any high calibre business, thus the high quality exterior and interior finishes of the BridgeHouse, from the building's unique architectural design, the Italian marble adorning the lobby and foyer areas and high speed luxury elevator, do exactly that, offer a "great first impression" for your business.



## A GREAT WORKING ENVIRONMENT

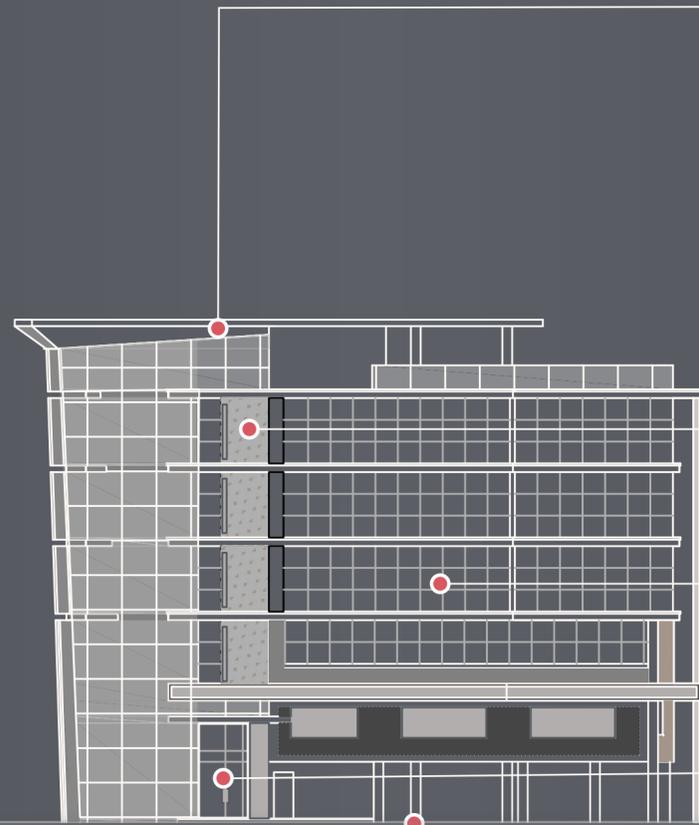
Designed to cater for today's business needs, the BridgeHouse provides open spaces giving a light and airy working environment, with floor to ceiling windows offering panoramic views across the City, helping to stimulate creativity and productivity.





INCORPORATING THE LATEST  
BUILDING TECHNOLOGY

# SPECIAL FEATURES



## CEILINGS

**Lobby, offices, Foyer:** Wood ceiling and gypsum plasterboard ceiling, height from finished floor (raised floor) to suspended ceiling is approx. 2,60m.

## ELEVATORS

High speed elevator Load capacity: 600kg/ 8 persons serving floors. Elevators are designed for use by disabled persons. Fire protection for 120 mins.

## FACADE

**Generally:** the building features a well-designed modern façade with generally top quality and high standard materials that consist from high quality glass, alucobond profiles and fair face beton, featuring the following high standard figures.

**Structural Glazing:** Tempered, Sunguard Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB

## ENTRANCE CONTROL SYSTEM

The building entrance at Ground floor and basement parking place entrance are equipped with Access control / magnetic card system.

## TRAFFIC CONTROL SYSTEM

The basement garage area is equipped with a traffic control system including barriers. The entrance control is affected via remote controls.

## LOAD BEARING STRUCTURE

Load bearing structure is made of a Reinforced Concrete Frame with high yield steel reinforcement. Underground external walls of waterproof concrete, on a waterproof foundation slab with external diaphragm walls securing water protection. The superstructure consists of an in-situ reinforced concrete construction using flat floor slabs supported by reinforced walls and columns.

The load bearing capacities exceed not only the local but also the EURrus Building and Seismic Regulations by far and guarantee a multi-purpose use of the building.

# SPECIAL FEATURES

## OFFICE EXTERNAL WALLS

Wall from lobby/ foyer: Brick wall plastered and painted. Italian Marble at designated areas.

## INTERNAL WALLS

Kitchen , kitchen corridor, veranda: brick walls, plastered and painted.  
Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

## FLOORING

Lobby/ Foyer: Italian marble

Offices: Raised access floors, Antistatic HPL, dimensions 600X600X40mm. (Structural core 38mm high density chip wood upper covering laminate HPL/ under covering aluminium sheet/ border self-extinguishing ABS. Maximum height 25cm).

Lavatories: Ceramic floor tiles for heavy use.

Kitchen, veranda: Ceramic floor tiles for heavy use.



## KITCHEN

Carpentry Fully Fitted MDF cupboard.

Kitchen: electromechanical provisions for Micro Wave, Dish washer, Fridge, water free standing appliance, double Plugs for other kitchen appliances.

Fire proof kitchen door for ½ hour.

## SANITARY WARE

For the equipment of sanitary room's porcelain sanitary ware are provided as standard along with sanitary fittings.



## UTILITIES

Water supply is provided by the municipal mains water supply system.  
Sewerage connection to the mains sewerage system.

## LIGHTING

Lobby/ Foyer: Down lights integrated in the ceiling and floor.

Offices: LED Down lights integrated in the suspended ceilings.

Emergency Lighting: According to authority prescriptions and building codes security lightings for the escape routes of the building.

Lightning Protection: A lightning protection system is installed according to authorities prescriptions and building codes.

## CCTV CAMERAS

Centralised IP camera system at all building entrances, the garage entrance / exit, basement parking area and all the walking area around the building end up to the Reception Desk/ security check point on the ground floor. Ability of access through Internet to authorised persons.



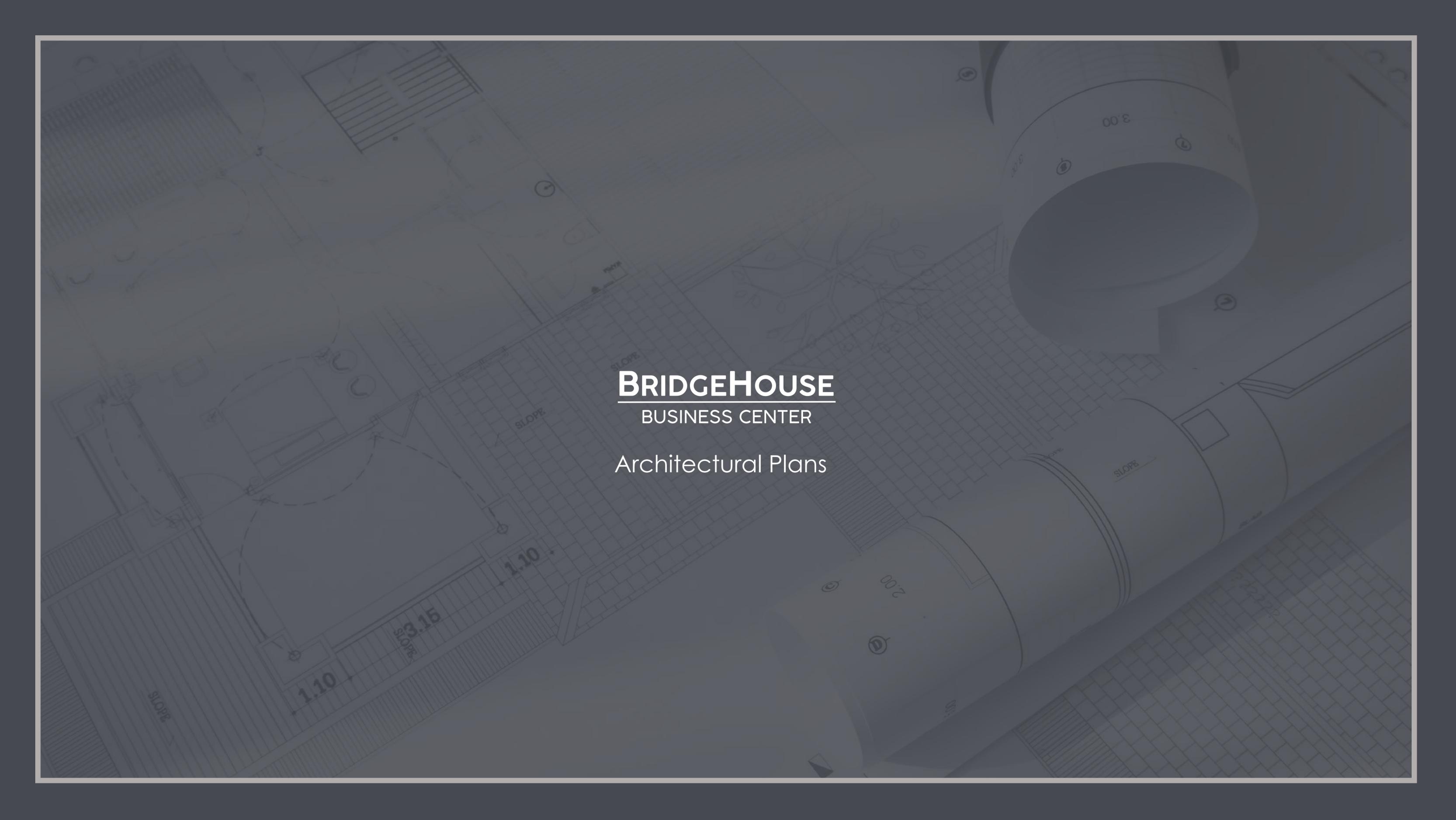
## HEATING & COOLING

VRV central Air-Conditioners, for each floor.

## FIRE ALARM SYSTEM

A Fire Alarm System centralised system with smoke detectors in each office and open working space according to authority prescriptions.

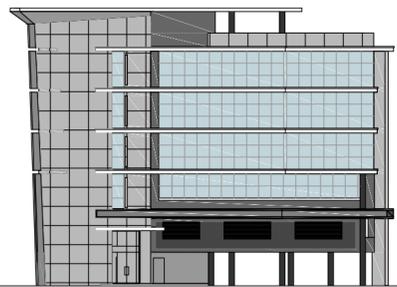
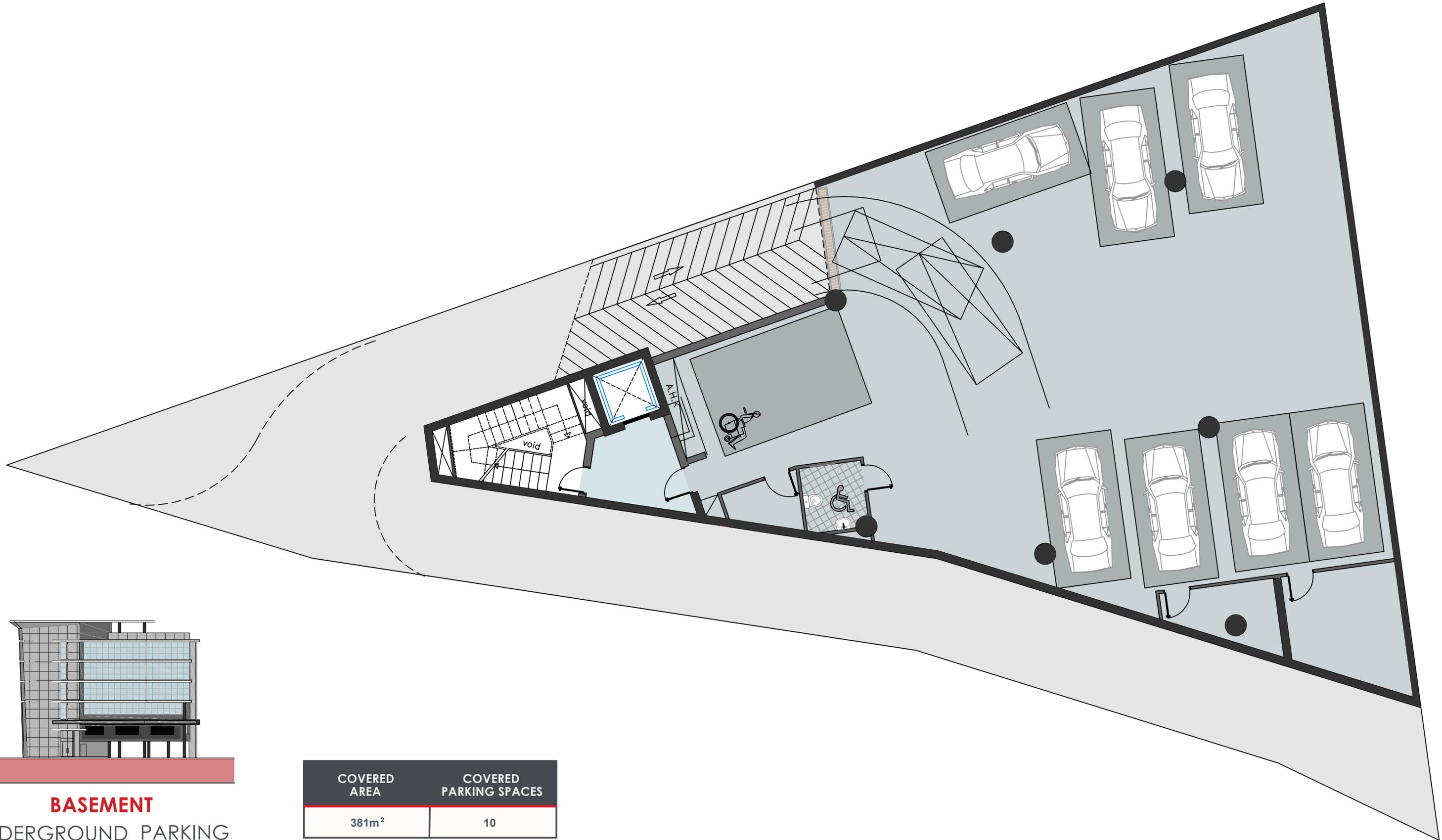


The background of the image is a dark, semi-transparent architectural drawing. It features a grid pattern, various geometric shapes, and technical annotations. Some visible text includes 'SLOPE' in several locations, and numerical values such as '1.10', '3.15', '2.00', and '3.00'. There are also circular symbols with arrows pointing in different directions, likely representing drainage or ventilation points. The overall style is technical and precise.

# **BRIDGEHOUSE**

BUSINESS CENTER

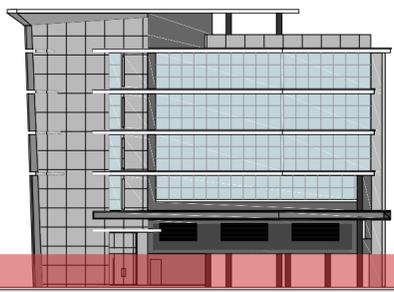
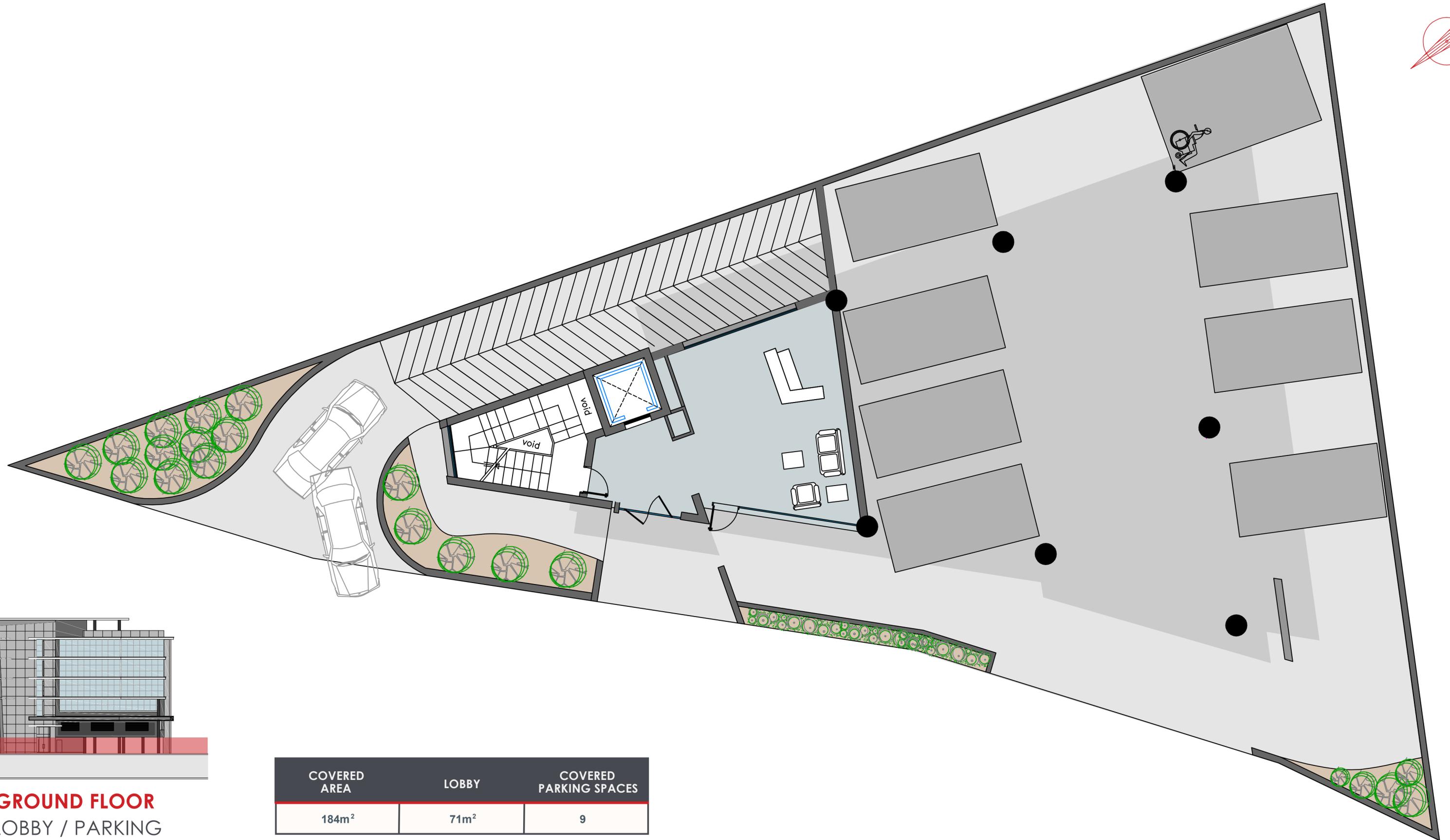
Architectural Plans



**BASEMENT**

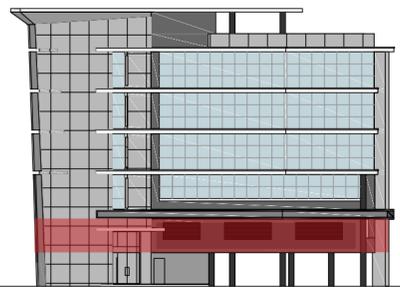
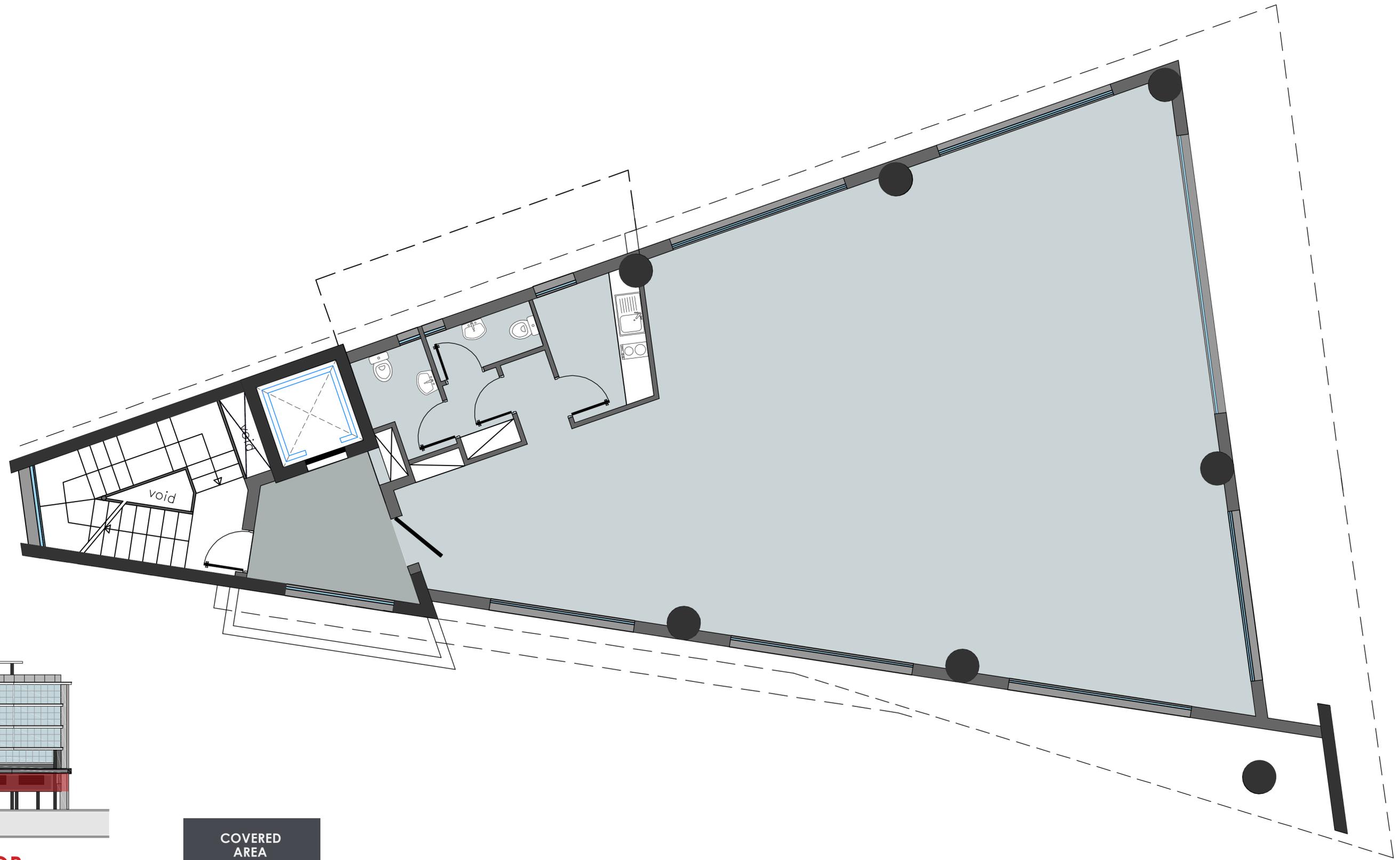
UNDERGROUND PARKING

COVERED AREA	COVERED PARKING SPACES
381m <sup>2</sup>	10



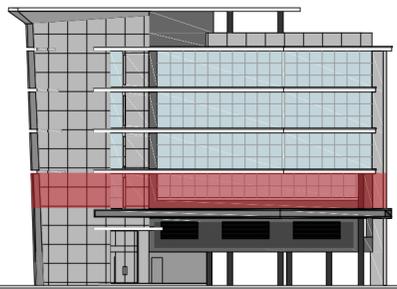
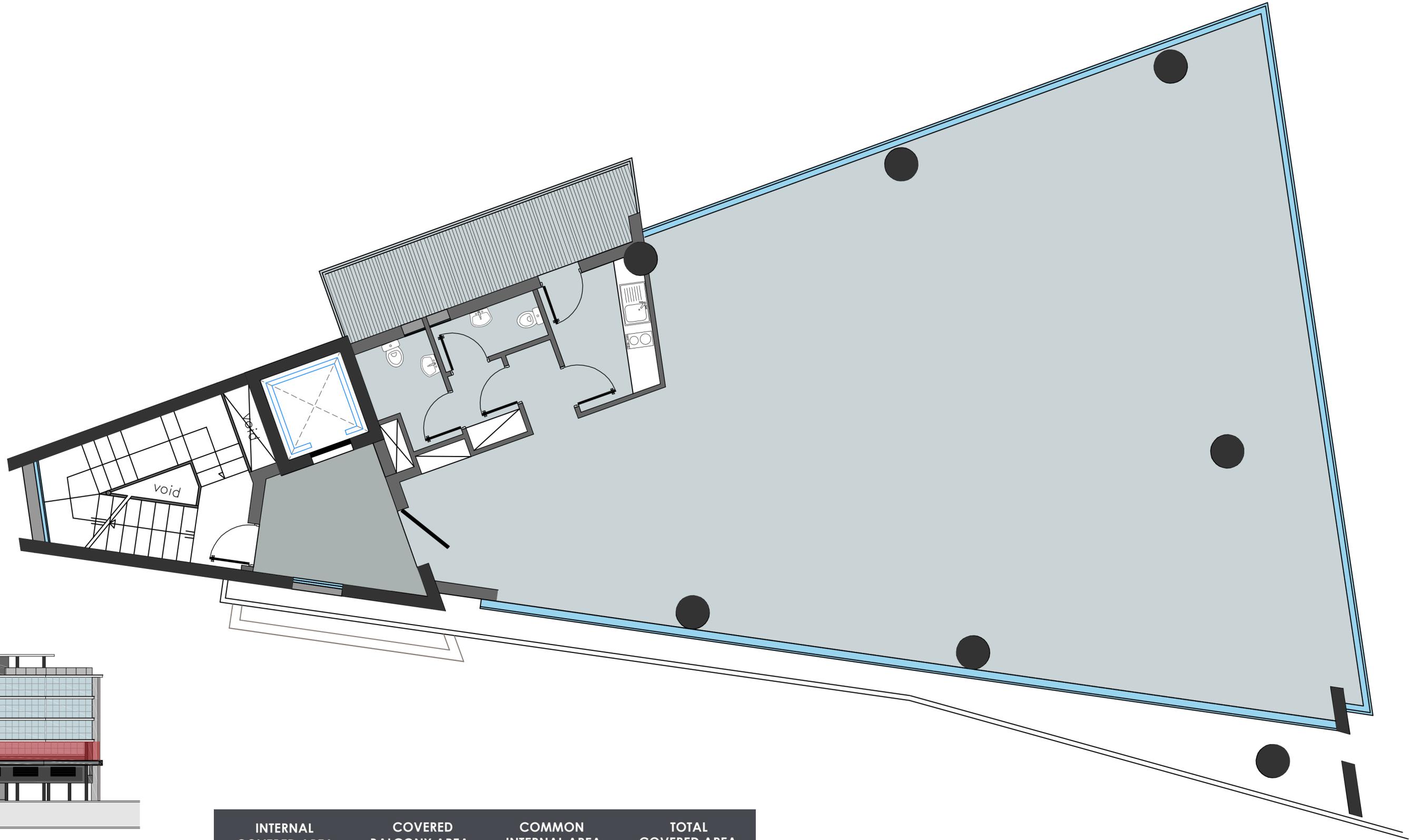
**GROUND FLOOR**  
LOBBY / PARKING

COVERED AREA	LOBBY	COVERED PARKING SPACES
184m <sup>2</sup>	71m <sup>2</sup>	9



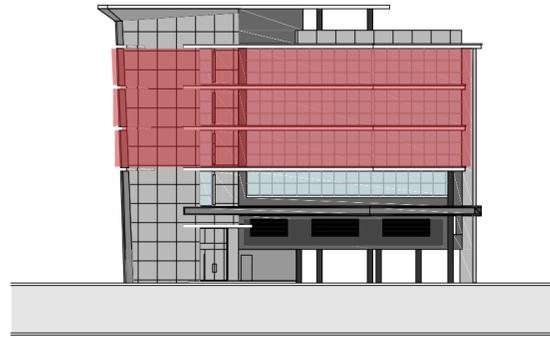
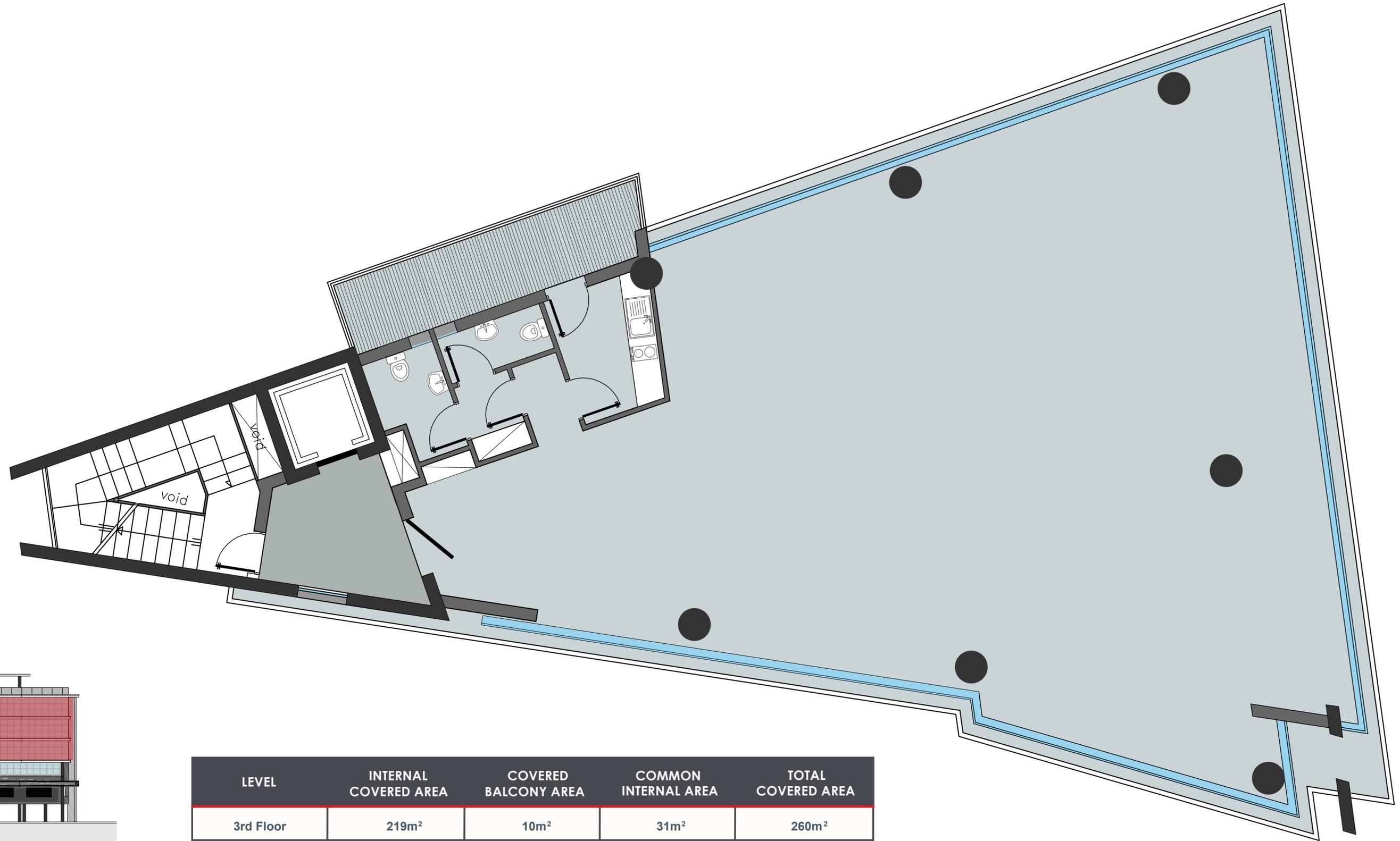
**1ST FLOOR**  
MECHANICAL ROOM

COVERED  
AREA  
204m<sup>2</sup>



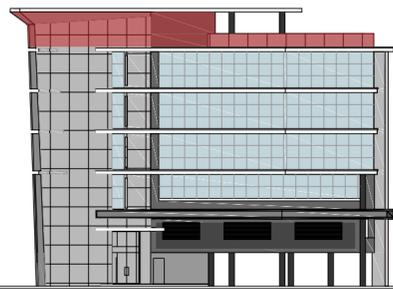
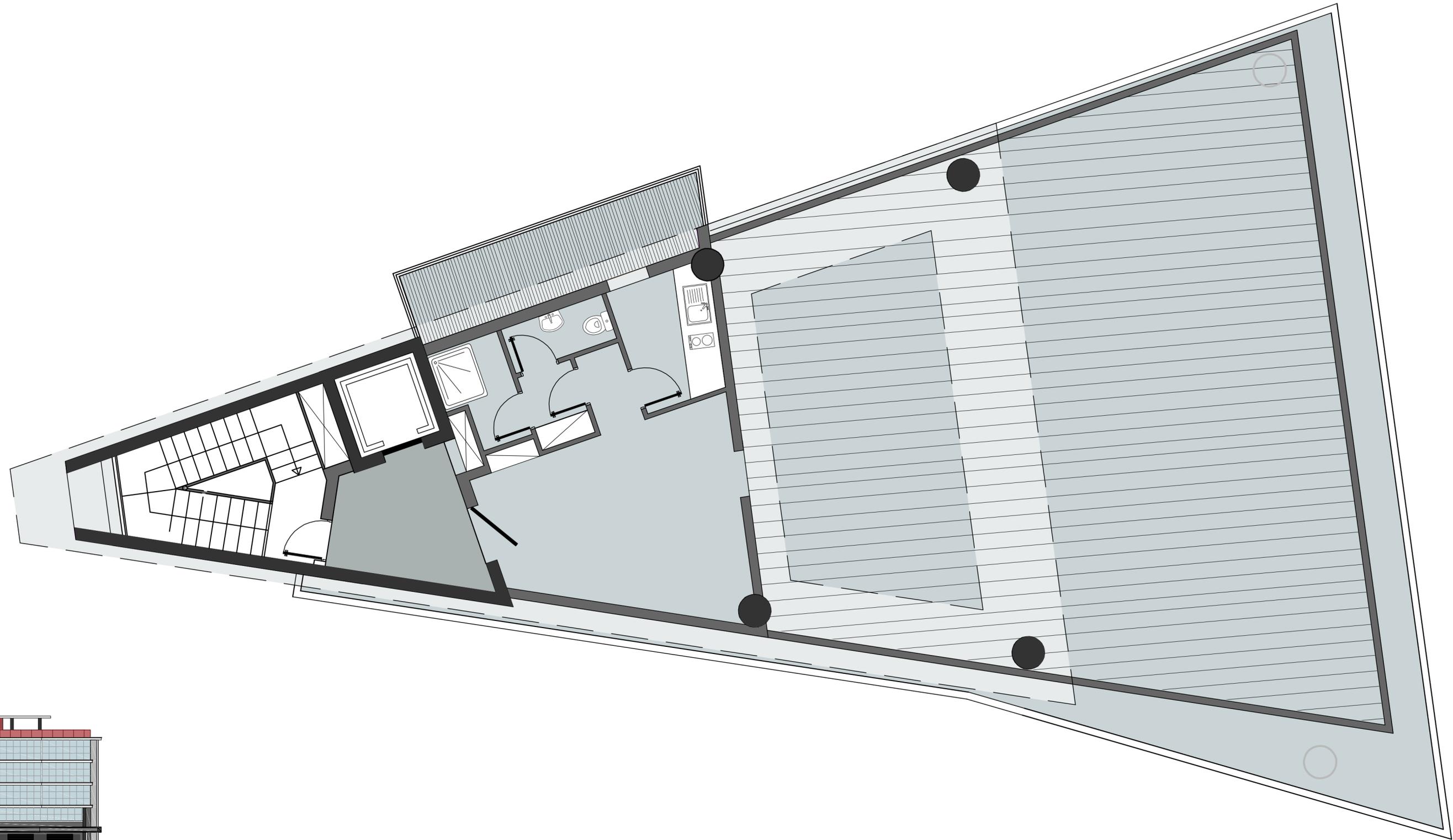
**2ND FLOOR**  
COMMERCIAL OFFICE

INTERNAL COVERED AREA	COVERED BALCONY AREA	COMMON INTERNAL AREA	TOTAL COVERED AREA
214m <sup>2</sup>	10m <sup>2</sup>	31m <sup>2</sup>	255m <sup>2</sup>



**FLOORS 3-5**  
COMMERCIAL OFFICES

LEVEL	INTERNAL COVERED AREA	COVERED BALCONY AREA	COMMON INTERNAL AREA	TOTAL COVERED AREA
3rd Floor	219m <sup>2</sup>	10m <sup>2</sup>	31m <sup>2</sup>	260m <sup>2</sup>
4th Floor	234m <sup>2</sup>	10m <sup>2</sup>	31m <sup>2</sup>	275m <sup>2</sup>
5th Floor	214m <sup>2</sup>	10m <sup>2</sup>	31m <sup>2</sup>	255m <sup>2</sup>



ROOF TERRACE

INTERNAL COVERED AREA	UN-COVERED BALCONY AREA	COMMON INTERNAL AREA	TOTAL COVERED AREA
43m <sup>2</sup>	160m <sup>2</sup>	31m <sup>2</sup>	74m <sup>2</sup>



**STYLIANIDES GROUP**

☎ 7000 3004

☎ + 357 25389755

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

✉ [info@stylianidesgroup.com](mailto:info@stylianidesgroup.com)