
GLOBALSTARS
TOWER

DESCRIPTION

Meticulously Designed

Globalstars Tower is a landmark business centre, located in Limassol's coastal commercial hub. This outstanding building comprises of 9 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects.

Futhermore, the floor to ceiling windows provide astonishing city and sea views, complementing the open plan configuration.


GLOBAL
TOWER

AN EXCELLENT
FIRST IMPRESSION



LOCATION

Strategically Positioned

Globalstars Tower is located on Christaki Kranou street on the prestigious area of Germasogeia, Limassol's tourist area, boasting close proximity to significant related infrastructures such as respectable business centres, high-star hotels, banks and fine dining restaurants.

1km Approx. from Motorway

200m Approx. from Seafront

700km Approx. from High-star Hotels

5km Approx. from Limassol Marina


MESA GEITONIA
AGIOS ATHANASIOS
GERMASOGEIA
Spyroy Kyprianou Ave.
Agiou Athanasiou
Kolonakiou
Agias Zonis
Griva Digeni
Georgiou Avenue
Makariou III
Enaerios
TOWN CENTRE
Gladstonos
Anexartisias
Spyroy Araouzou
MOLOS
LIMASSOL MARINA
GLOBALSTARS TOWER
NICOSIA
LARNACA
PAPHOS
LIMASSOL
PLACES OF INTEREST
1.BANKS
Approximately 650 m.
2.RESTAURANTS
Approximately 25 m.
3.HIGH-STAR HOTELS
Approximately 600 m.
4.POST OFFICE
Approximately 200 m.
5.SEA
Approximately 400 m.

GREAT WORKING ENVIRONMENT

A Wealth of Amenities

Designed to cater for today's business needs, Globalstars Tower provides open spaces, giving a light and airy working environment, with floor to ceiling windows offering panoramic views across the city as well as views of the beautiful seafront of Limassol, thus providing a stimulation of both creativity and productivity.

Furthermore Globalstars Tower offers a wealth of amenities such as a gym facility, cafeteria area, sauna and a conference room.











Photos were taken from our completed projects and are of indicative purposes only.



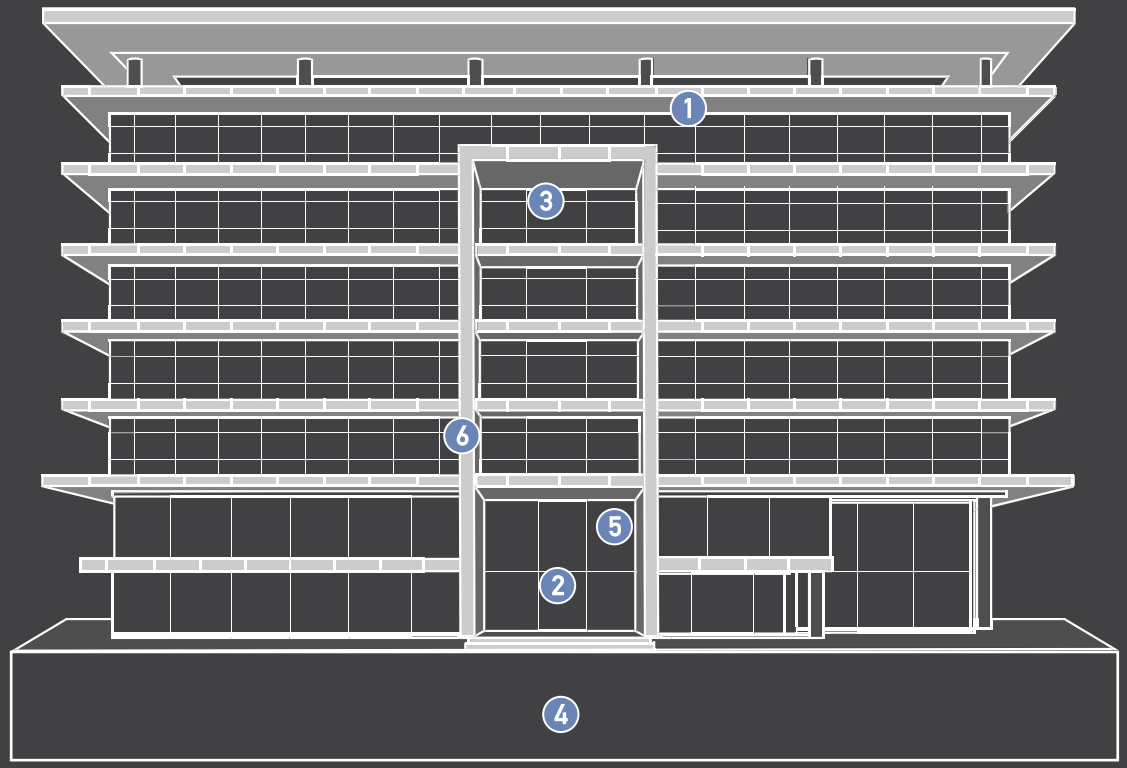




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SPECIAL FEATURES

Incorporating the latest building technology



SPECIAL FEATURES

1 CEILINGS

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

2 ENTRANCE CONTROL SYSTEM

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

3 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

4 TRAFFIC CONTROL SYSTEM

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

5 ELEVATORS

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

6 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.







7 HEATING & COOLING

VRV central Air-Conditioners, for each floor.

8 INTERNAL WALLS

Kitchen, kitchen corridor, veranda: brick walls, plastered and painted.

Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

9 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).

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

Lavatories: Ceramic floor tiles for heavy use.

Kitchen, veranda: Ceramic floor tiles for heavy use.

SPECIAL FEATURES

10 KITCHEN

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

Carpentry Fully Fitted MDF cupboard.

Fire proof kitchen door for ½ hour.

11 SANITARY WARE

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

12 UTILITIES

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

13 FIRE ALARM SYSTEM

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

14 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.

15 OFFICE EXTERNAL WALLS

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

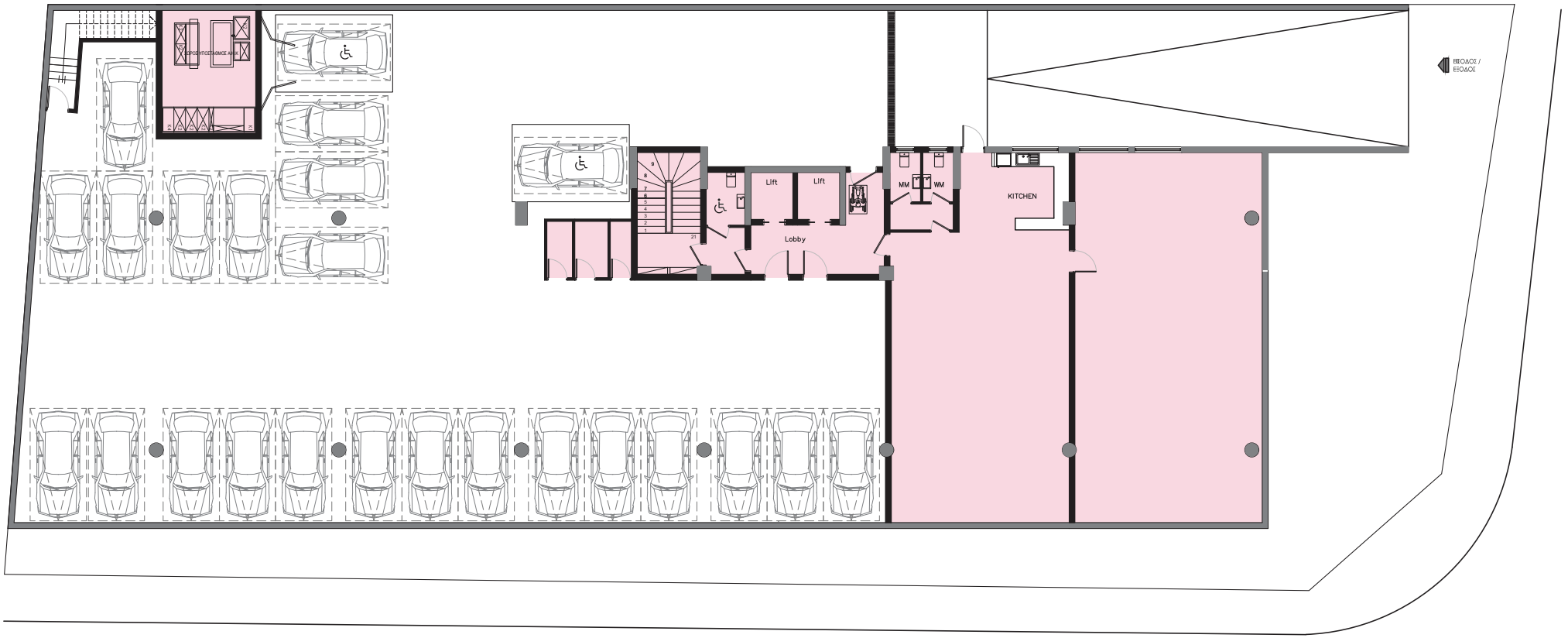
16 CCTV CAMERAS

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.

FLOOR PLANS

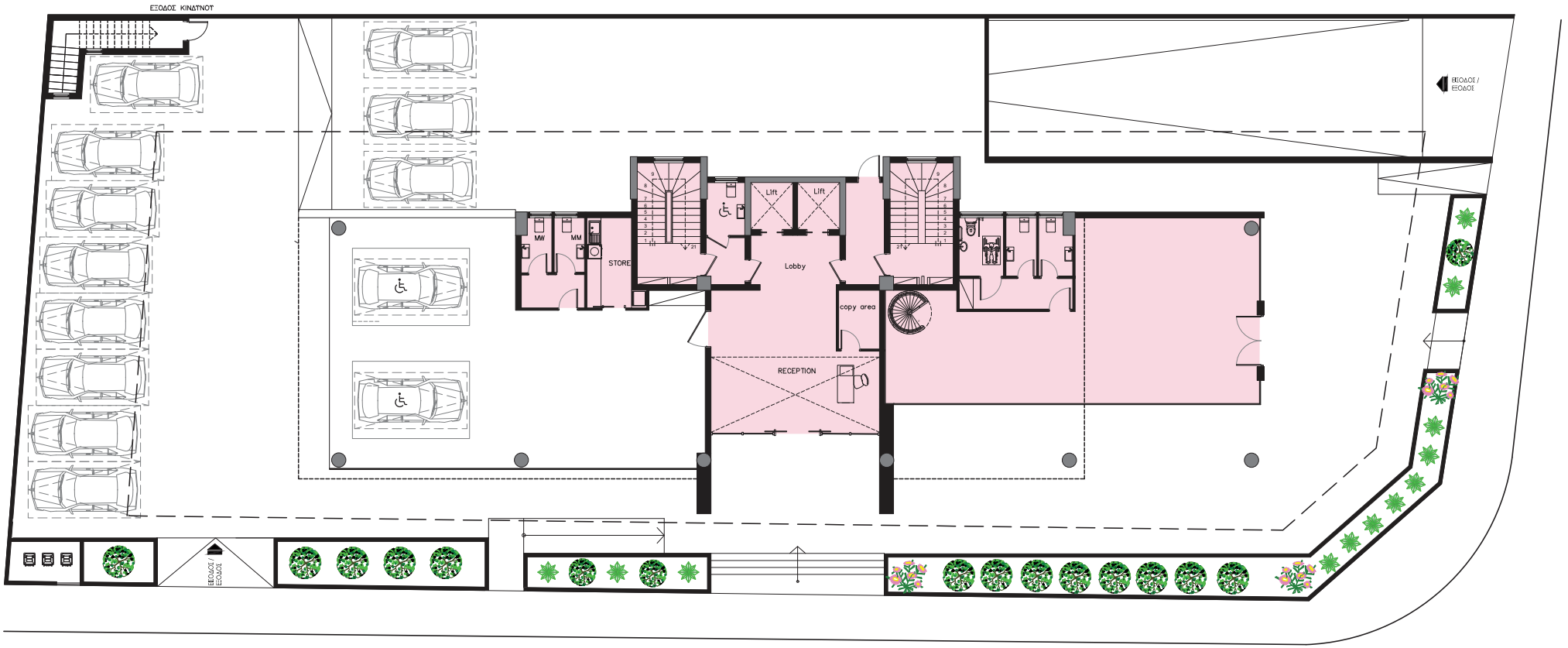
UNDERGROUND FLOOR

• CONFERENCE / GYM AREA: 270m² • PARKING SPACES: 23+3 • TOTAL AREA: 830m²



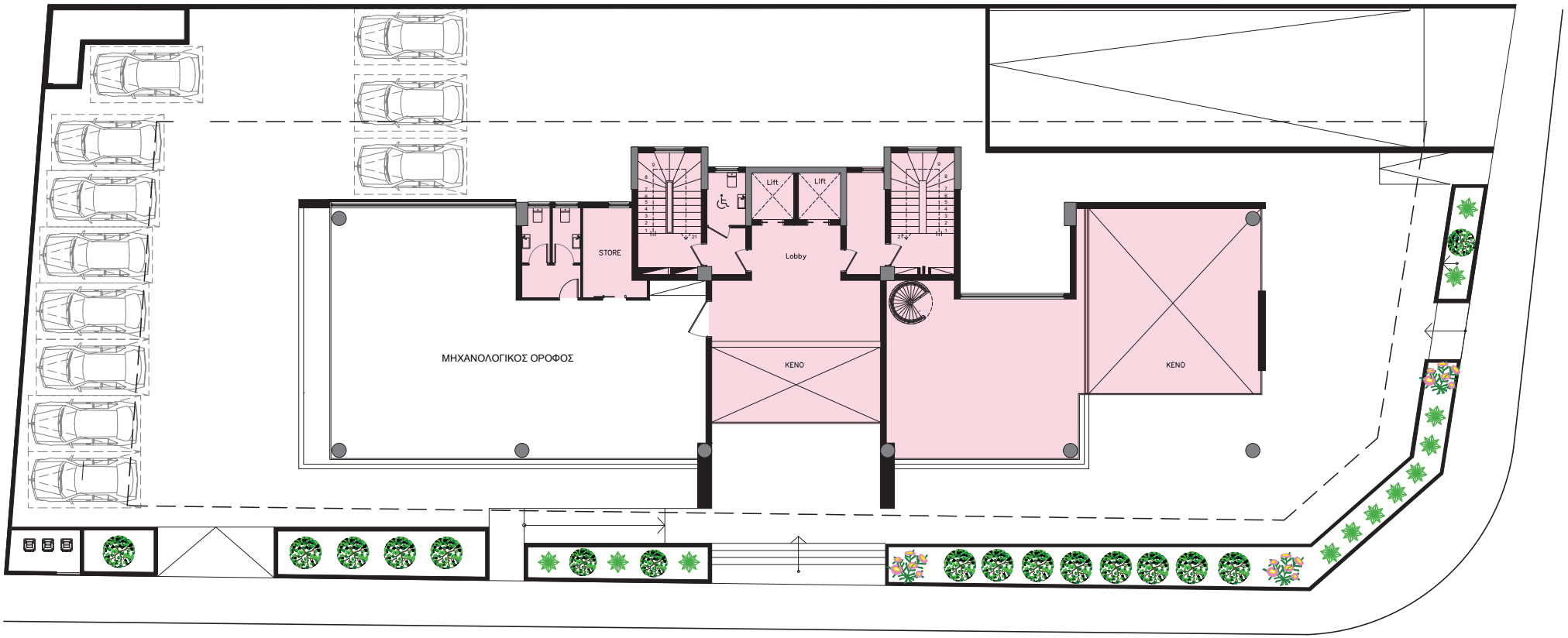
GROUND FLOOR

• LOBBY AREA: 130m² • RETAIL SHOP: 140m² + 70m² (mech. floor) • PARKING SPACES: 12+5



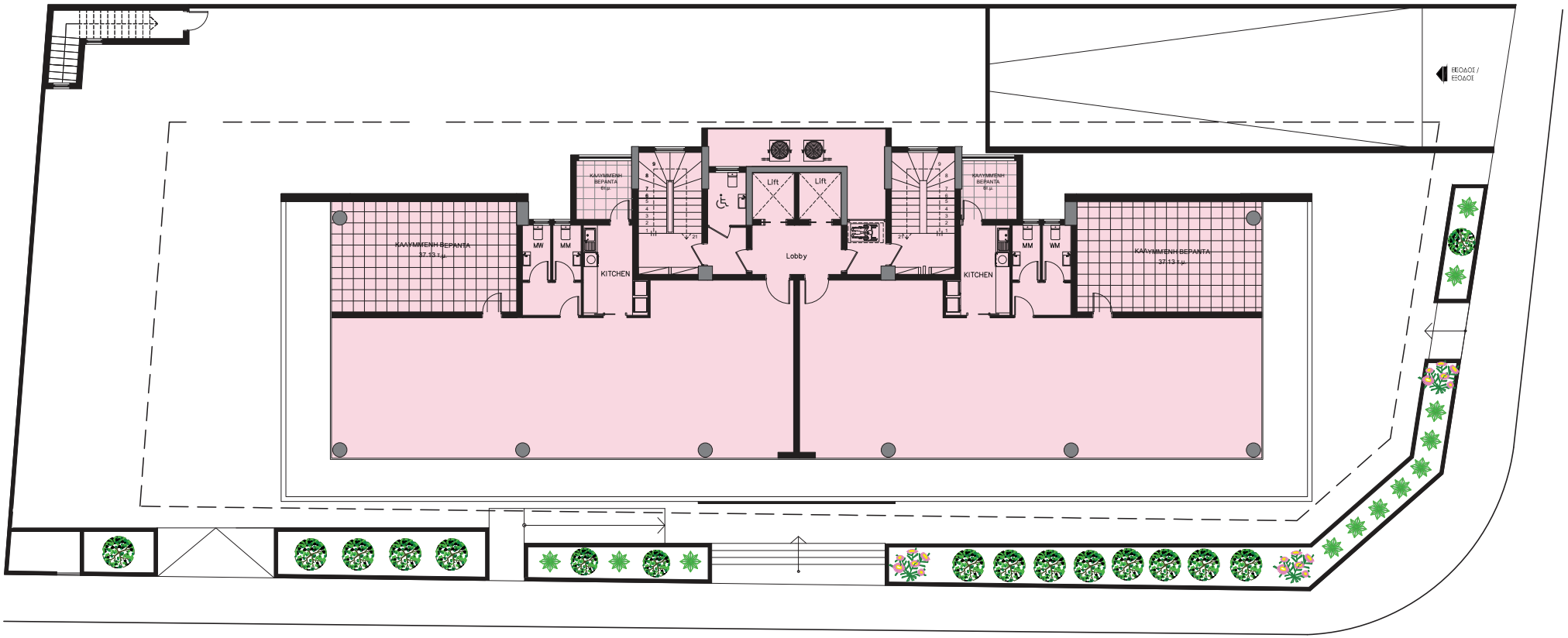
MECHANICAL FLOOR

• COVERED AREA: 175m² • RETAIL SHOP: 70m² + 140m² (ground floor) • COMMON AREA: 70m² • MECHANICAL AREA: 20m² • TOTAL AREA: 265m²



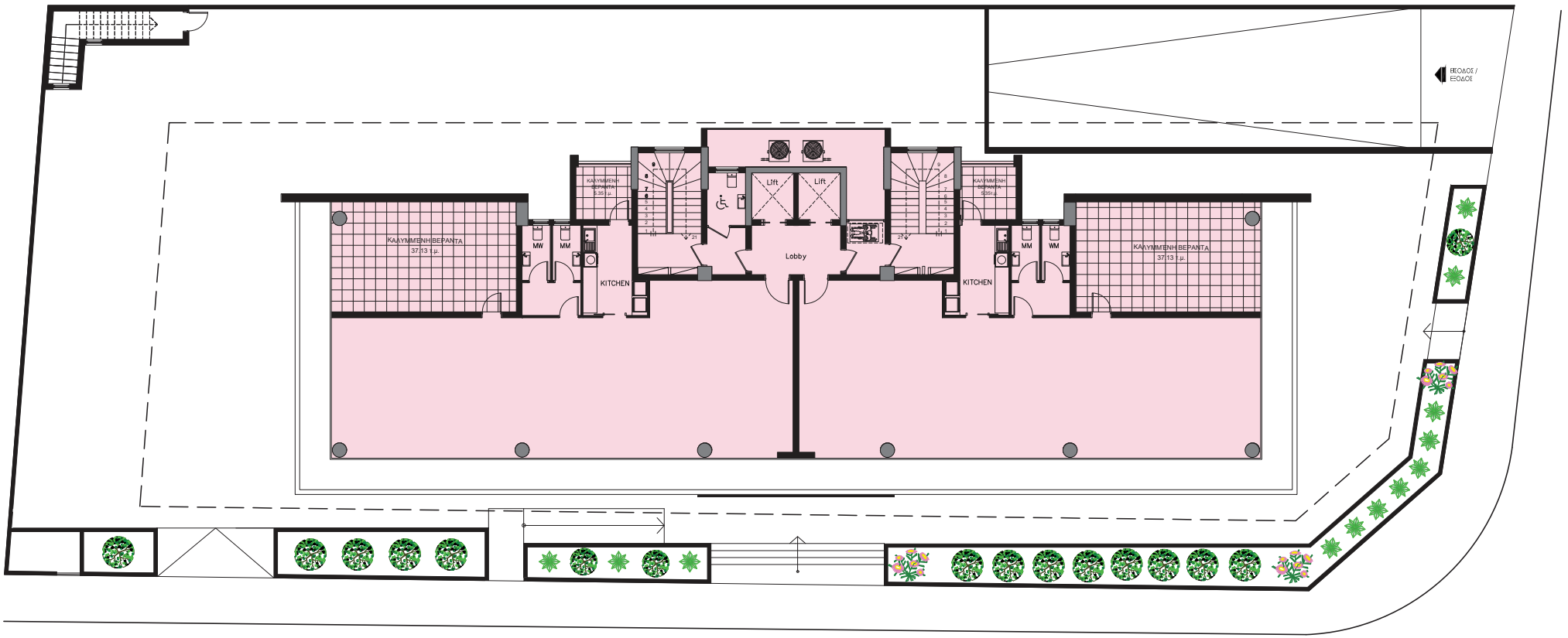
SECOND-FIFTH FLOOR

- COVERED AREA: 330m²
- COMMON AREA: 70m²
- MECHANICAL AREA: 20m²
- COVERED BALCONY: 100m²
- TOTAL AREA: 520m²



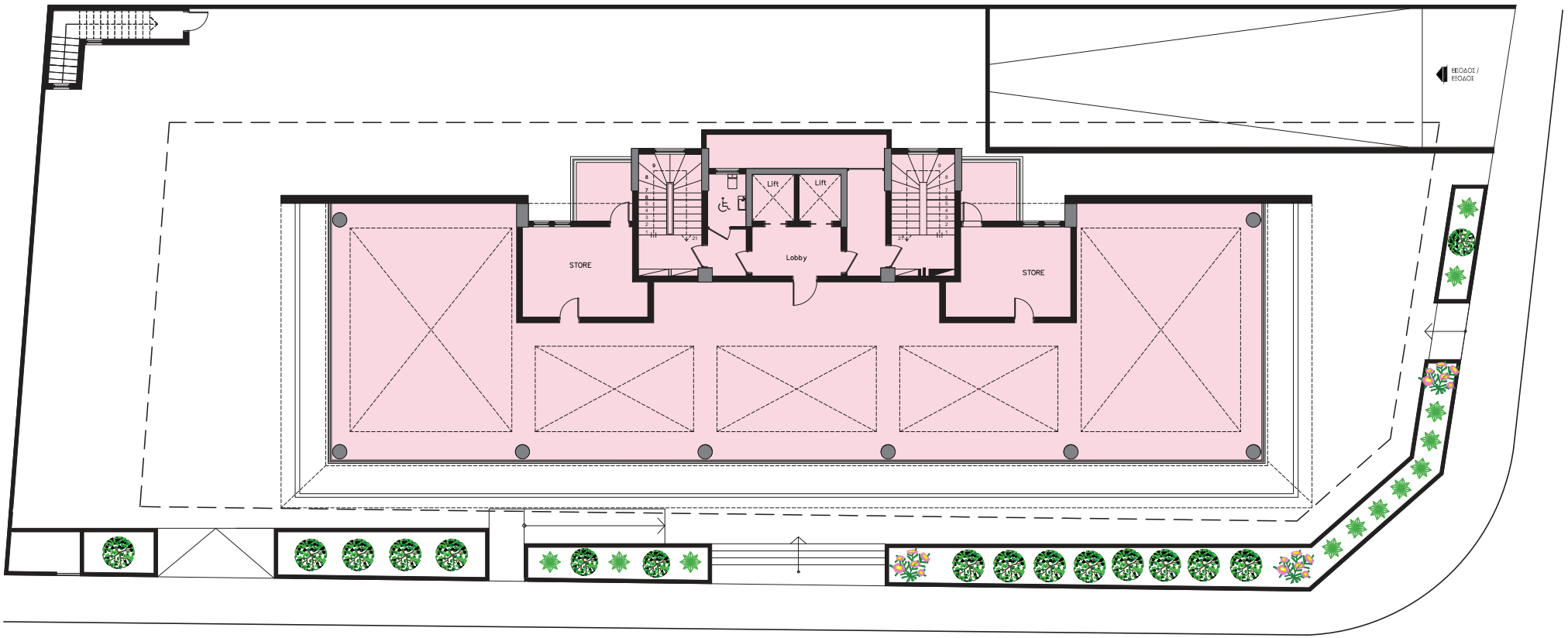
SIXTH FLOOR

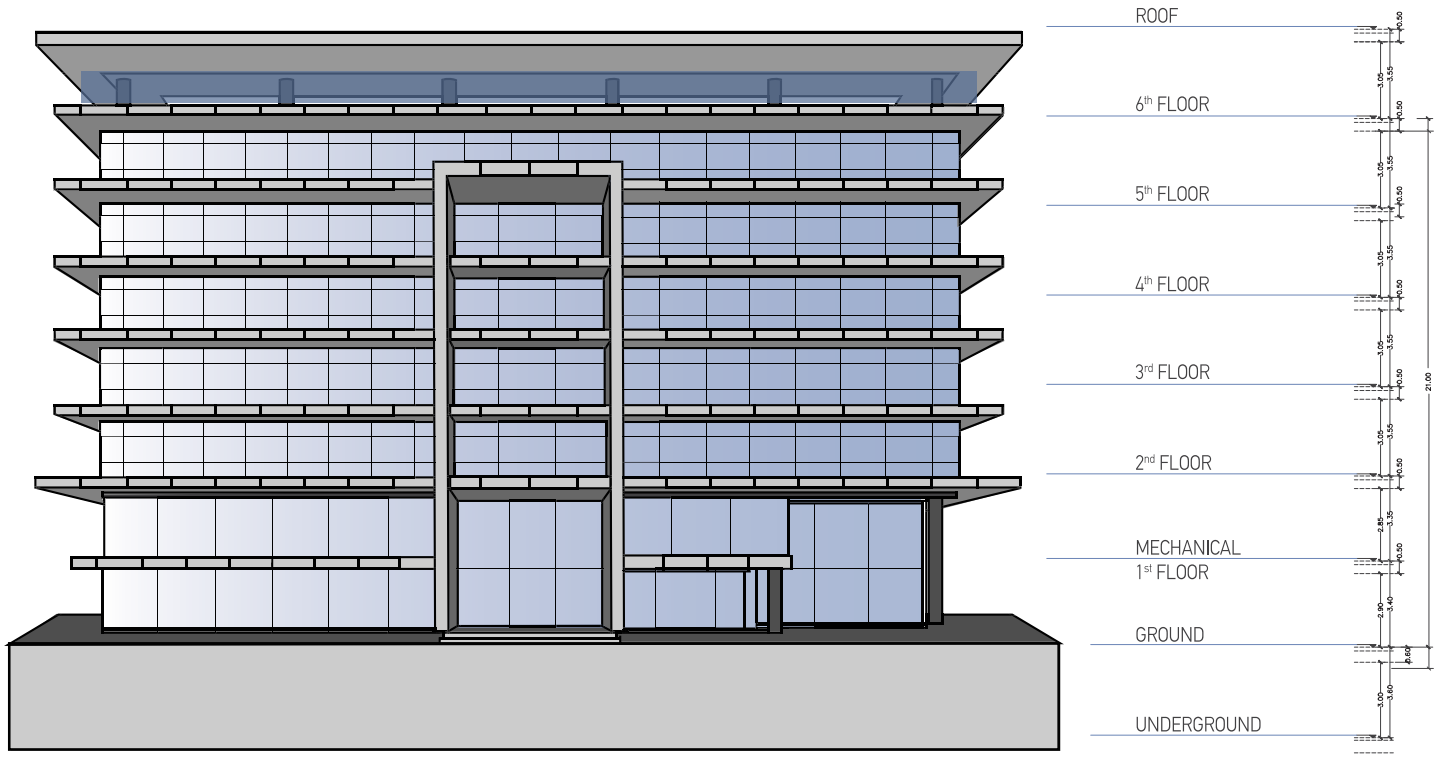
- COVERED AREA: 330m²
- COMMON AREA: 70m²
- MECHANICAL AREA: 20m²
- COVERED BALCONY: 100m²
- TOTAL AREA: 520m²



PENTHOUSE FLOOR

• COVERED AREA: 68m² • COMMON AREA: 70m² • UN-COVERED BALCONY: 200m² • COVERED BALCONY: 145m² • TOTAL AREA: 4459m²




ROOF
6th FLOOR
5th FLOOR
4th FLOOR
3rd FLOOR
2nd FLOOR
MECHANICAL
1st FLOOR
GROUND
UNDERGROUND
21.00

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