TOWER

BUSINESS CENTRE



DESCRIPTION

Meticulously Designed

C 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.



AN EXCELLENT FIRST IMPRESSION

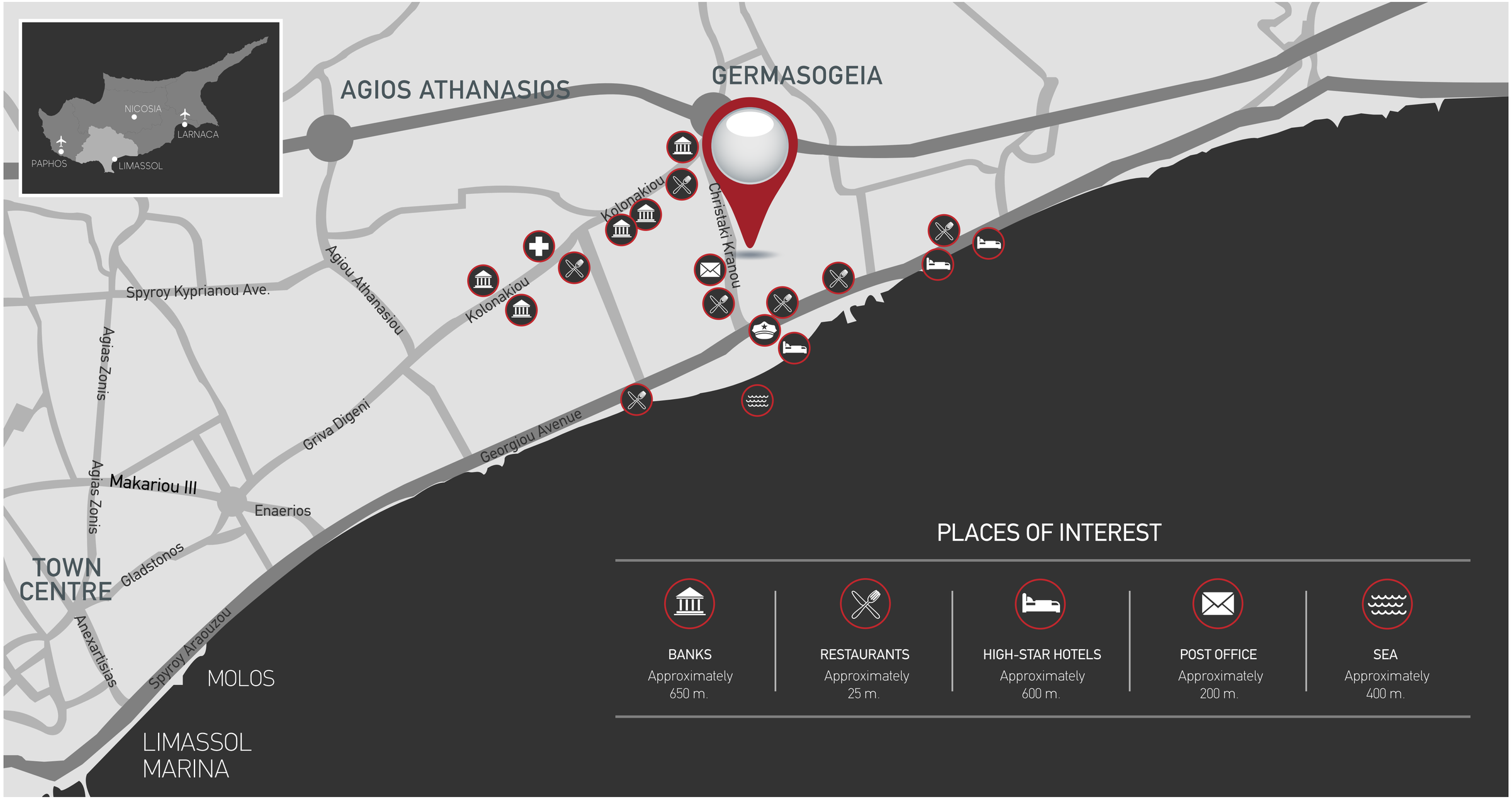
LOCATION

Strategically Positioned

C 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.

- Approximately **900m** from Motorway
- Approximately **500m** from Seafront
- Approximately **1km** from High-star Hotels
- Approximately **5.5km** from Limassol Marina




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



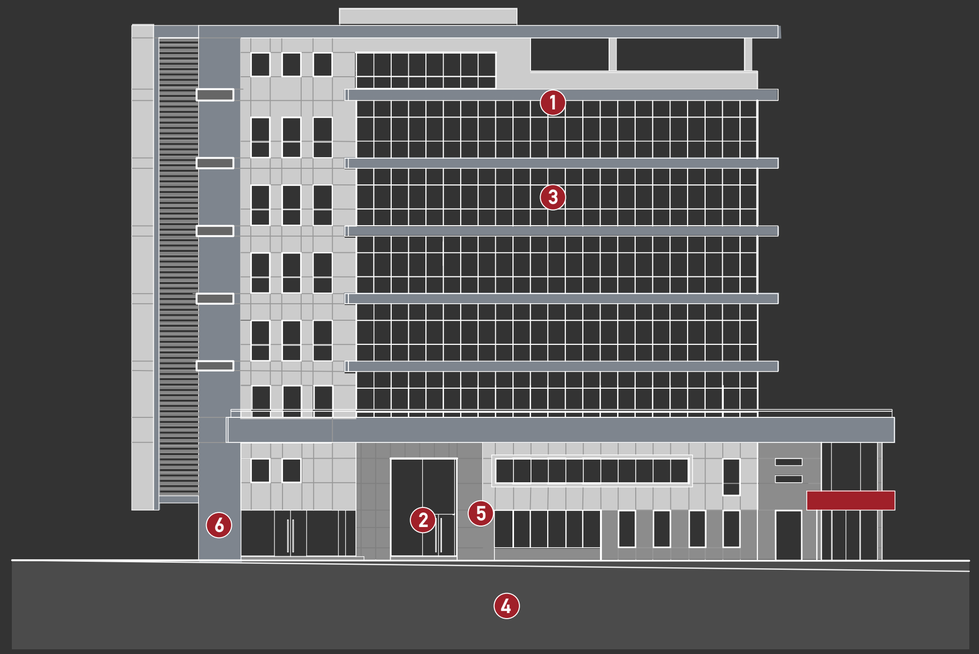


GREAT WORKING ENVIROMENT

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

SPECIAL FEATURES

Incorporating the latest building technology



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 120 mins.

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.

SPECIAL FEATURES

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.







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.

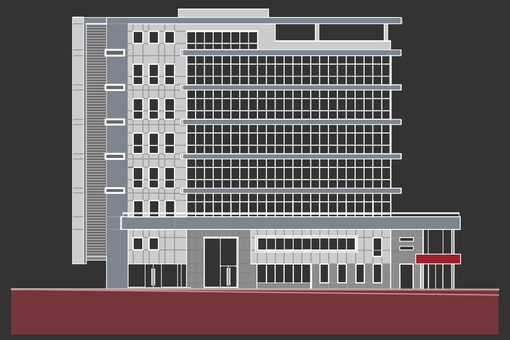
16 CCTV CAMERAS

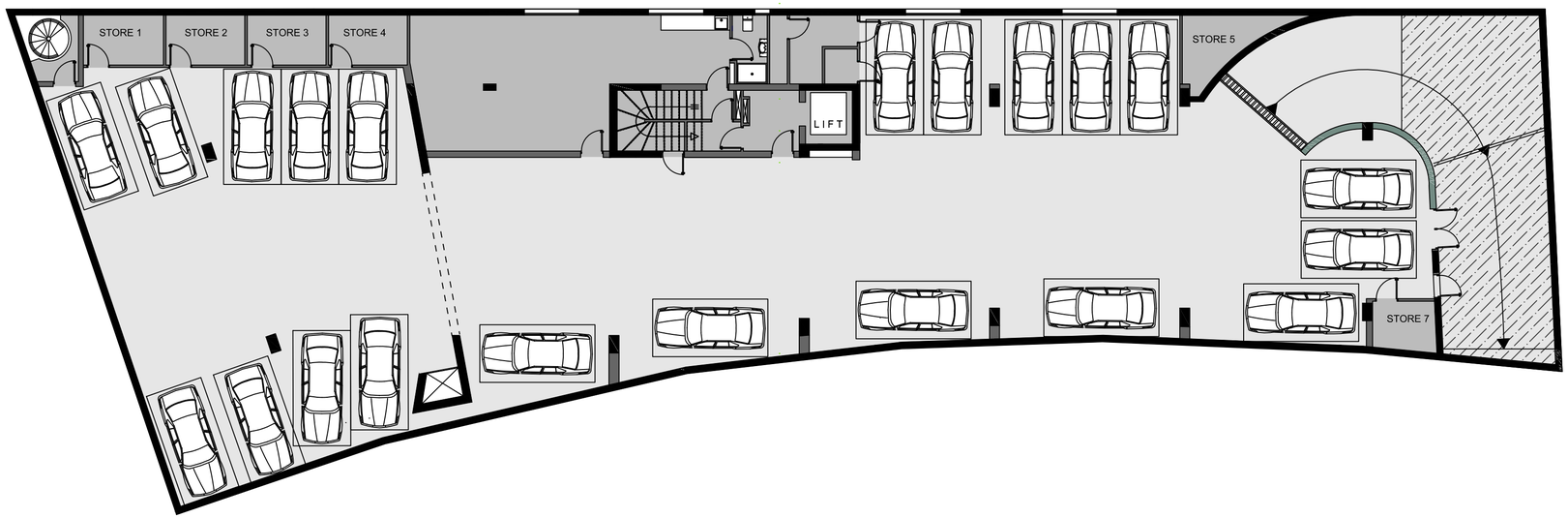
Centralised IP camera system at all building entrances, the garage entrance / exit, basement parking area and all the walking area around the building end up to the Reception Desk/ security check point on the ground floor. Ability of access through Internet to authorised persons.

BASEMENT

Underground parking

- Total Coverd Area:
  892m²
- Parking Spaces:
  24





GROUND FLOOR +MEZZANINE

Commercial offices | Retail Shops

Parking Spaces: **9**

1

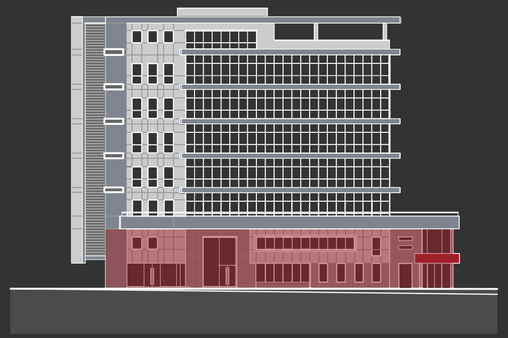
Retail Shop
+ Mezzanine

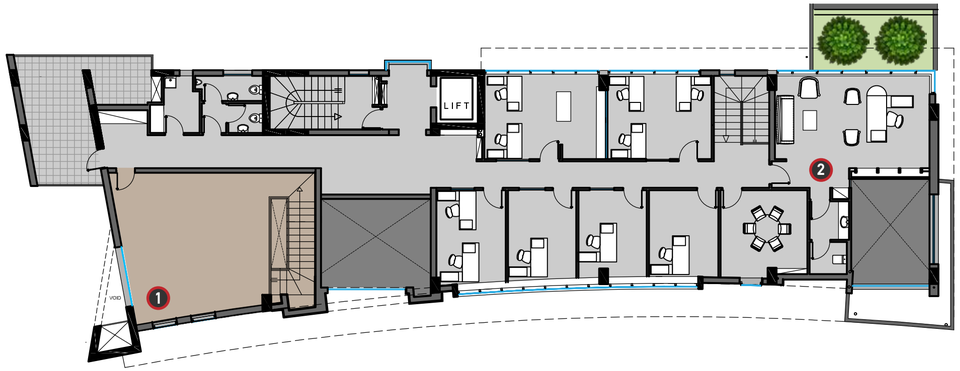
Total Coverd Area:
145m²

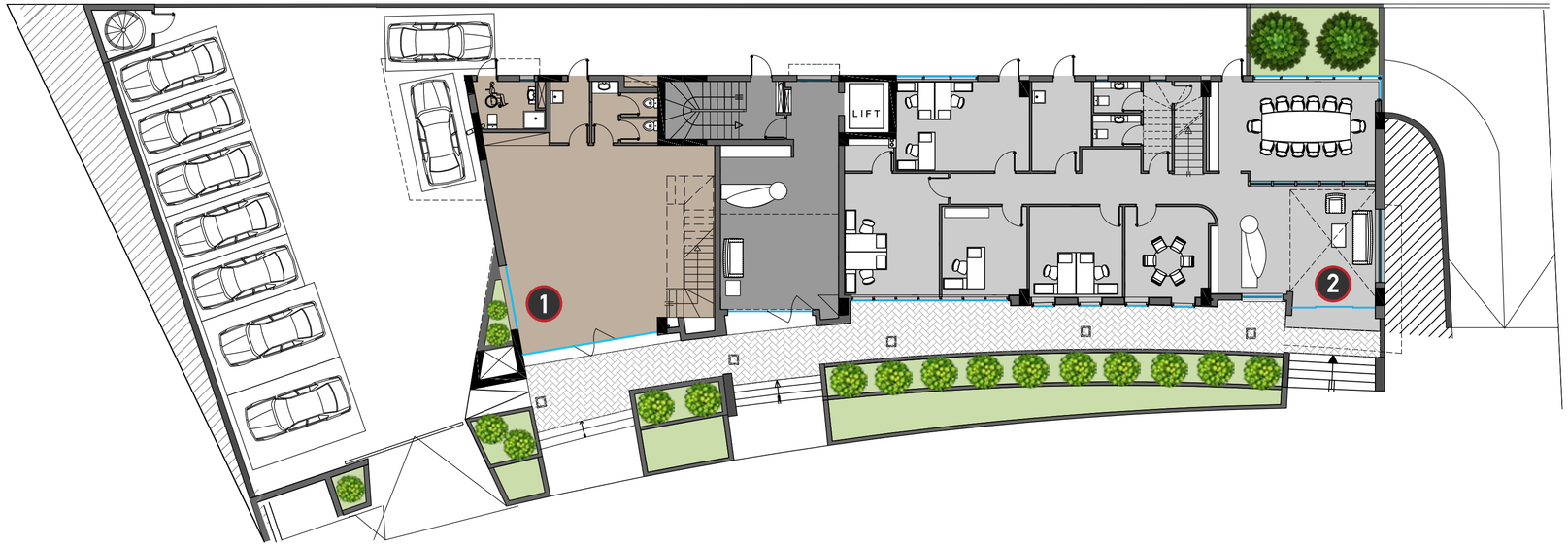
2

Retail Shop
+ Mezzanine

Total Coverd Area:
455m²



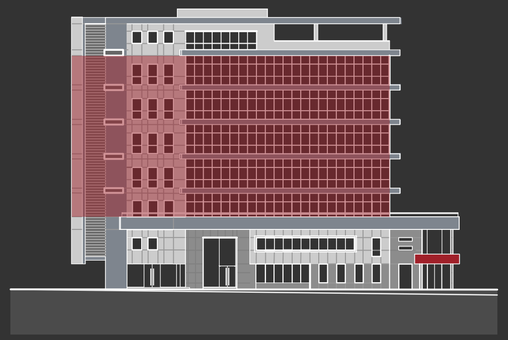


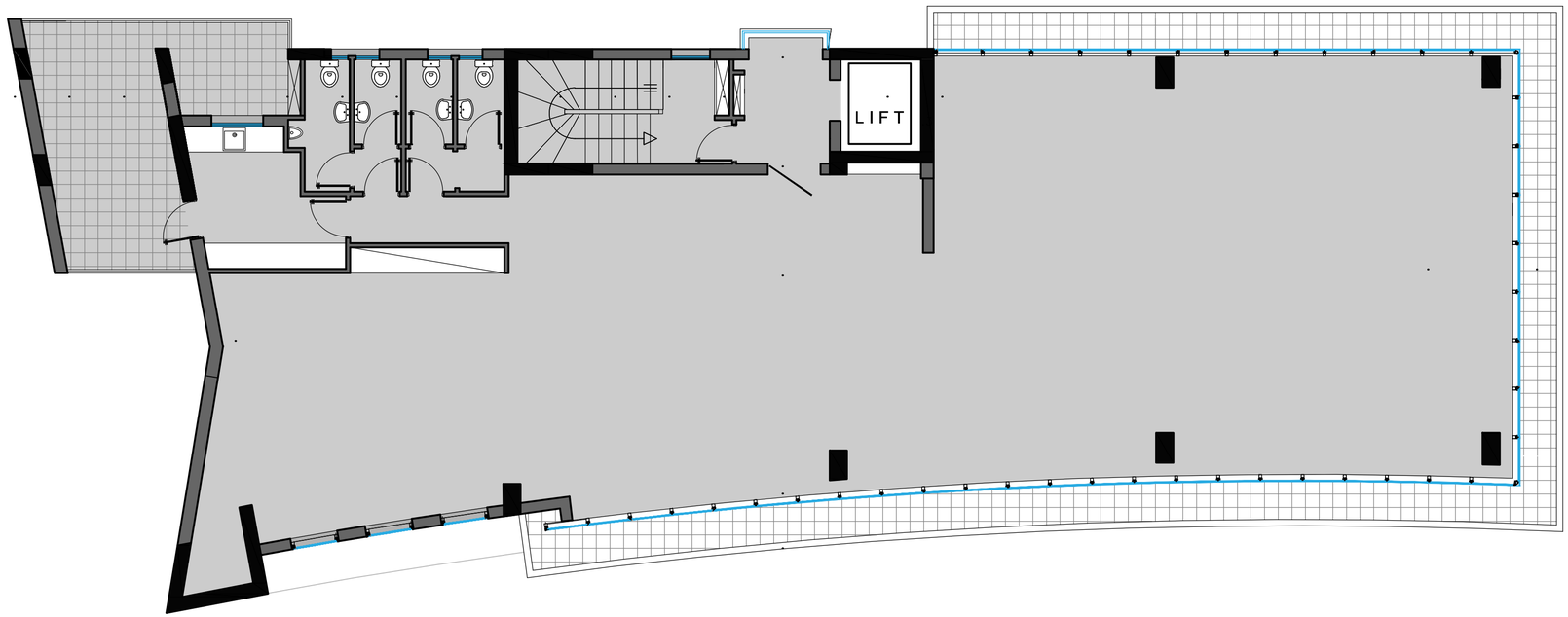


FLOORS 1-5

Commercial offices

- Internal Covered Area:
  305m²
- Common Internal Area:
  26m²
- Covered Balcony Area:
  20m²
- Un-covered Balcony Area:
  135m² (Applicable only for the first floor)
- Total Coverd Area:
  351m²

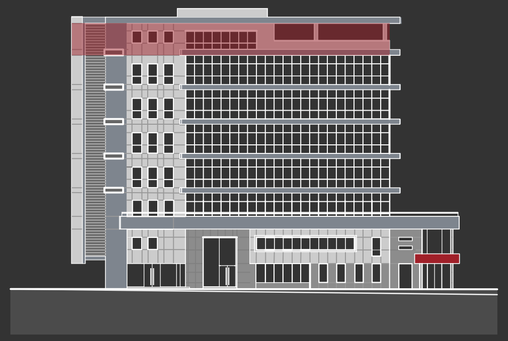


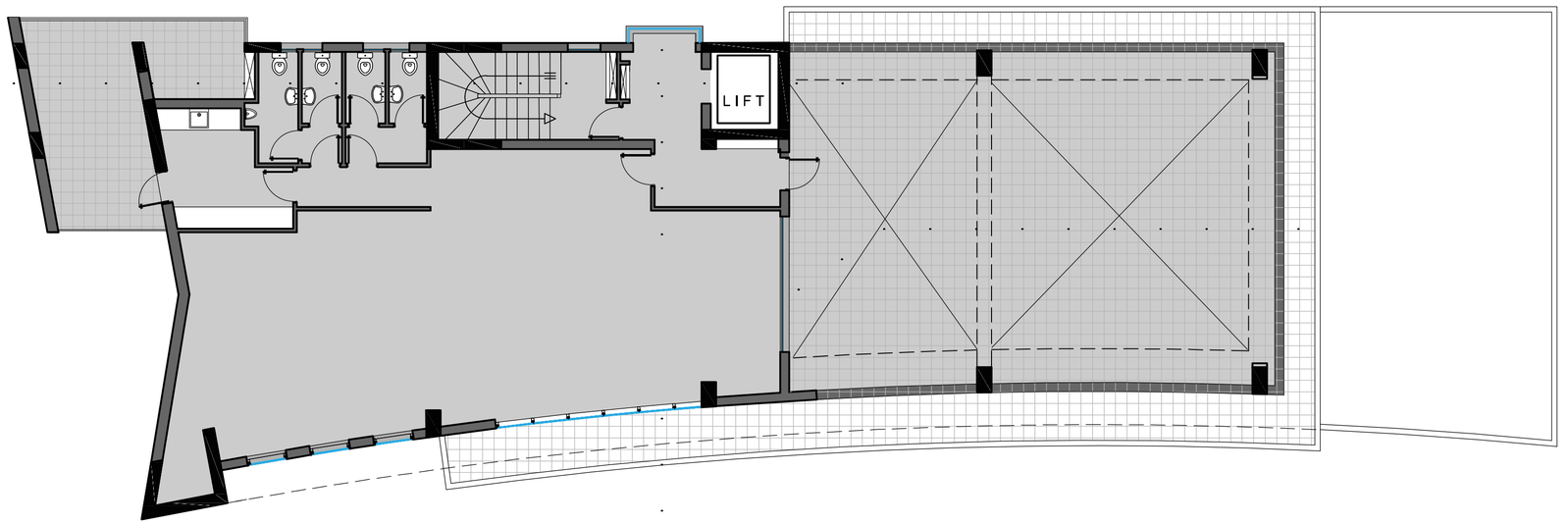


PENTHOUSE FLOOR

Commercial office

- Internal Covered Area:
  106m²
- Common Internal Area:
  26m²
- Covered Balcony Area:
  20m²
- Un-covered Balcony Area:
  130m²
- Total Coverd Area:
  152m²







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QUALITY IS OUR HABIT!