



**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

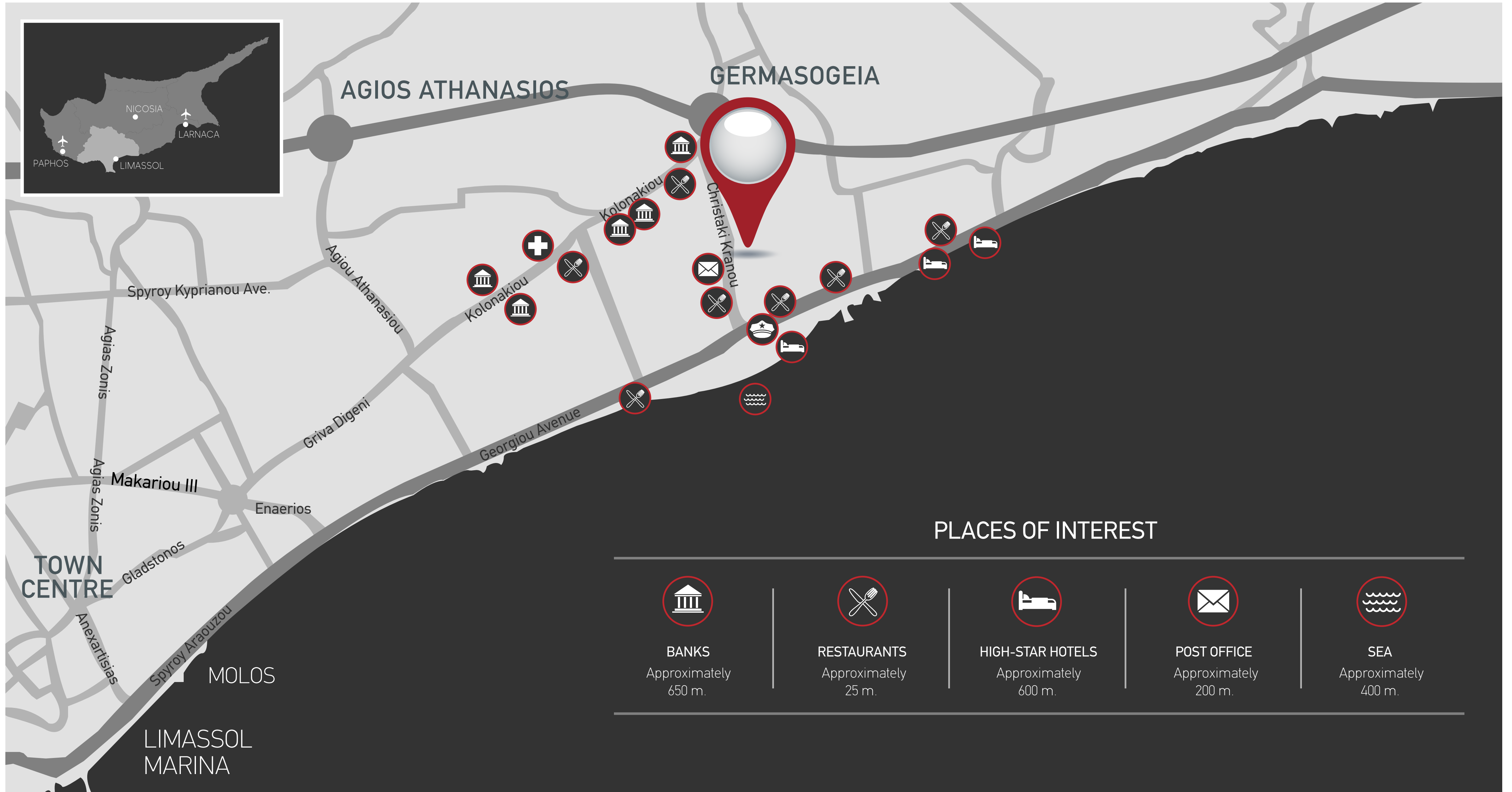
### *Strategically Positioned*

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











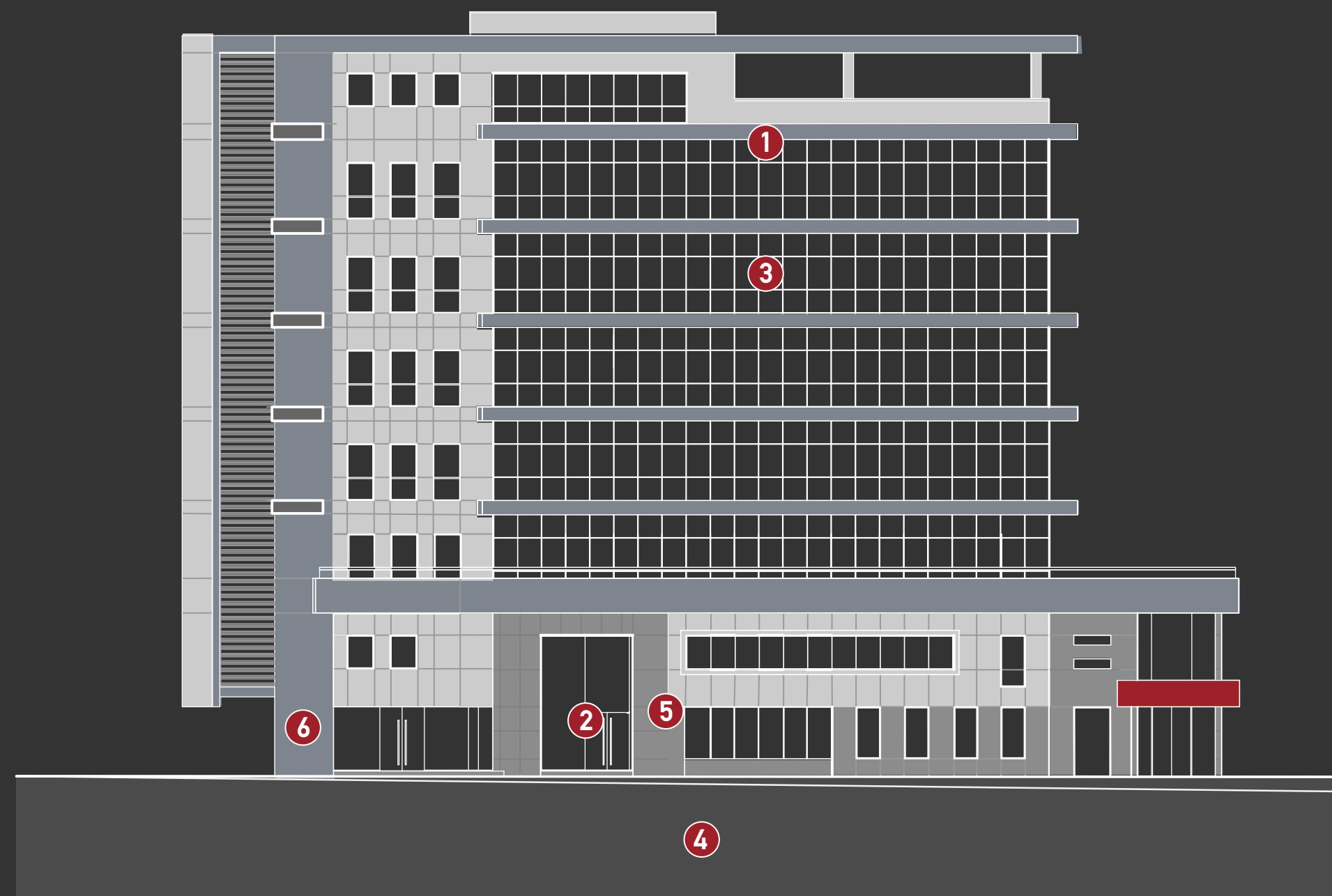
## GREAT WORKING ENVIROMENT

Designed to cater for today's business needs, C 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 seafont 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

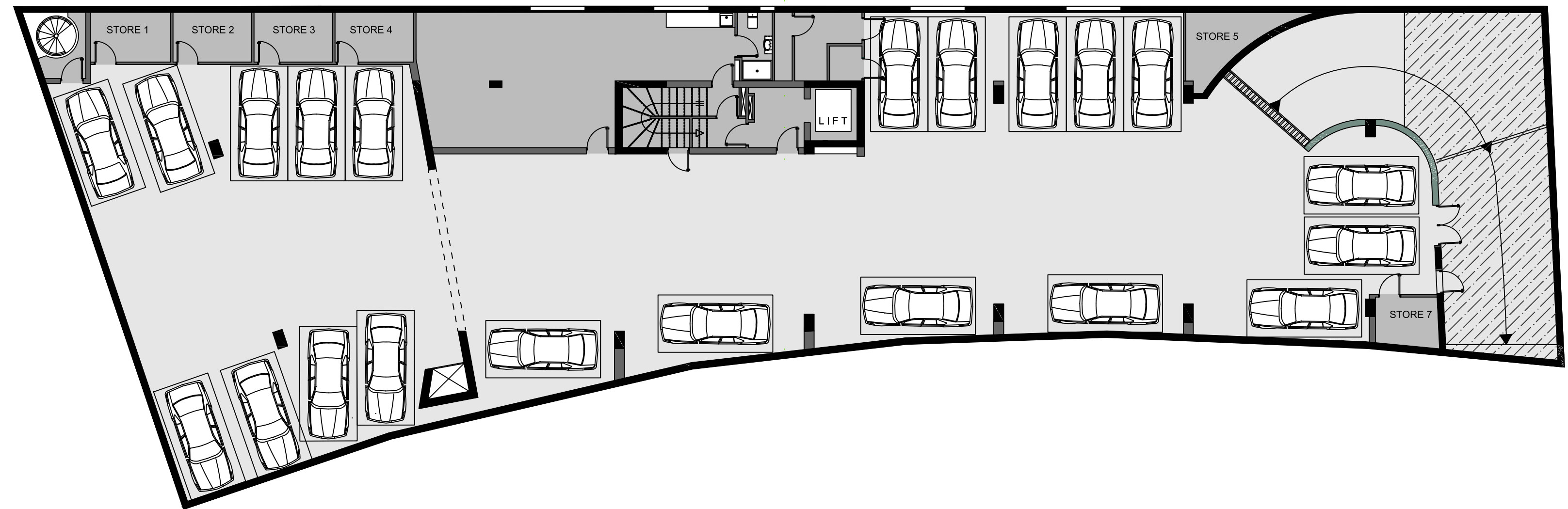
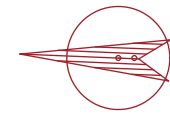
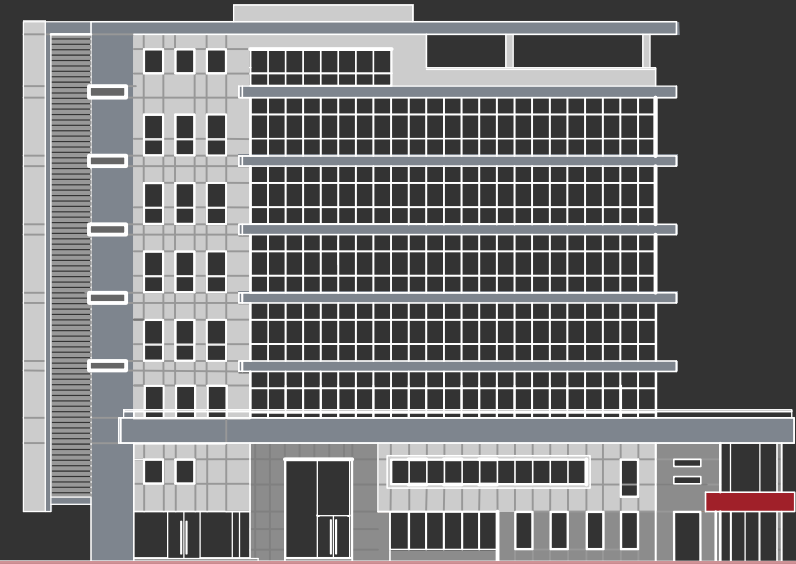
Centralised IP camera system at all building entrances, the garage entrance / exit, basement parking area and all the walking area around the building end up to the Reception Desk/ security check point on the ground floor. Ability of access through Internet to authorised persons.



# BASEMENT

## Underground parking

- Total Cover Area:  
892m<sup>2</sup>
- Parking Spaces:  
24





# GROUND FLOOR + MEZZANINE

Commercial offices | Retail Shops

Parking Spaces: 9

1

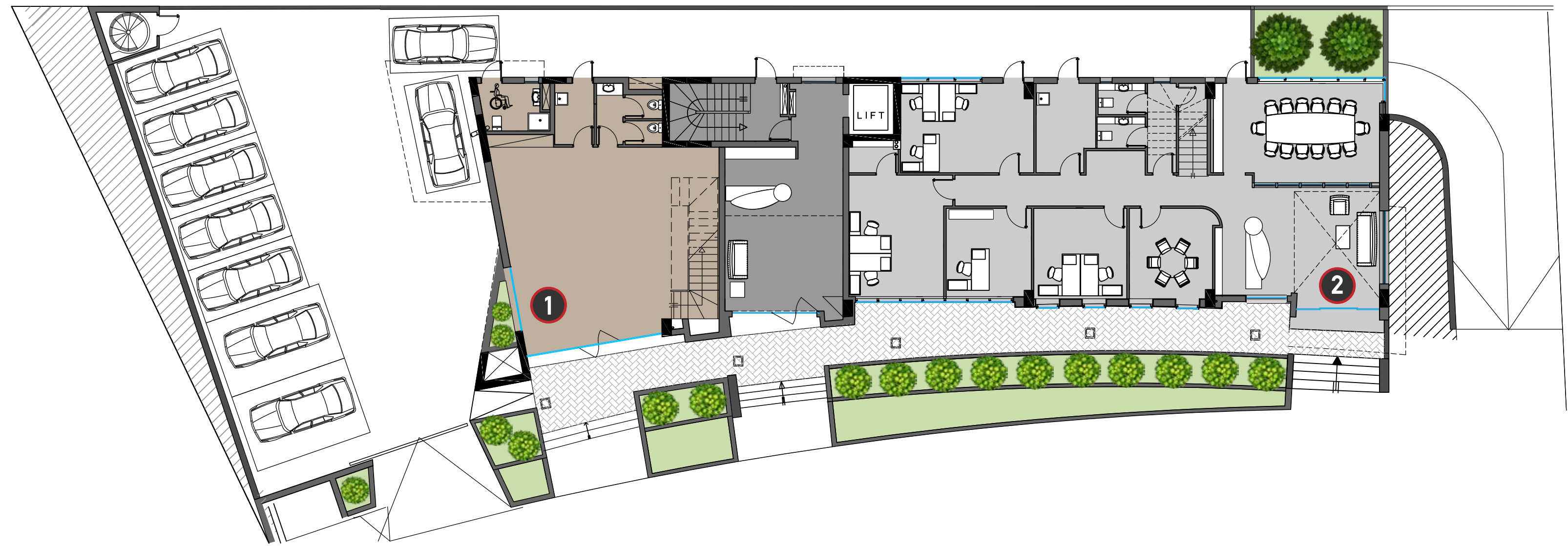
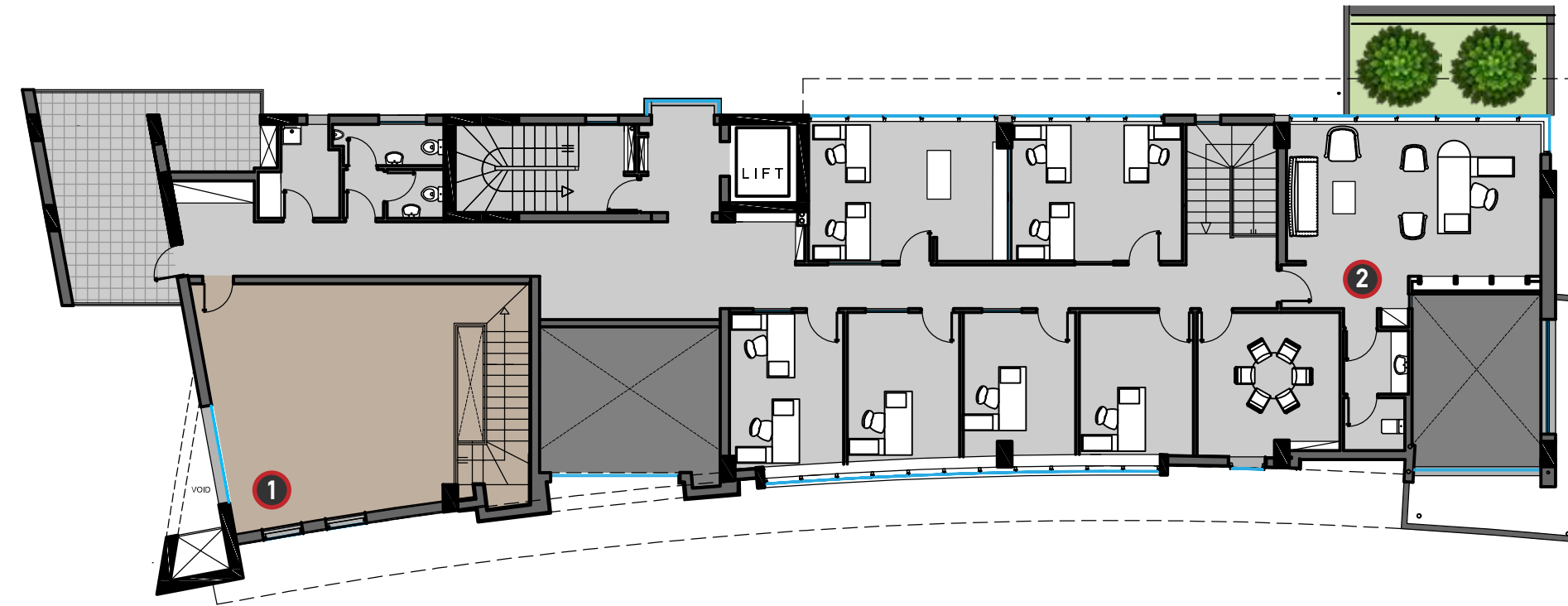
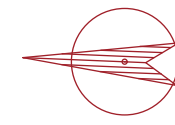
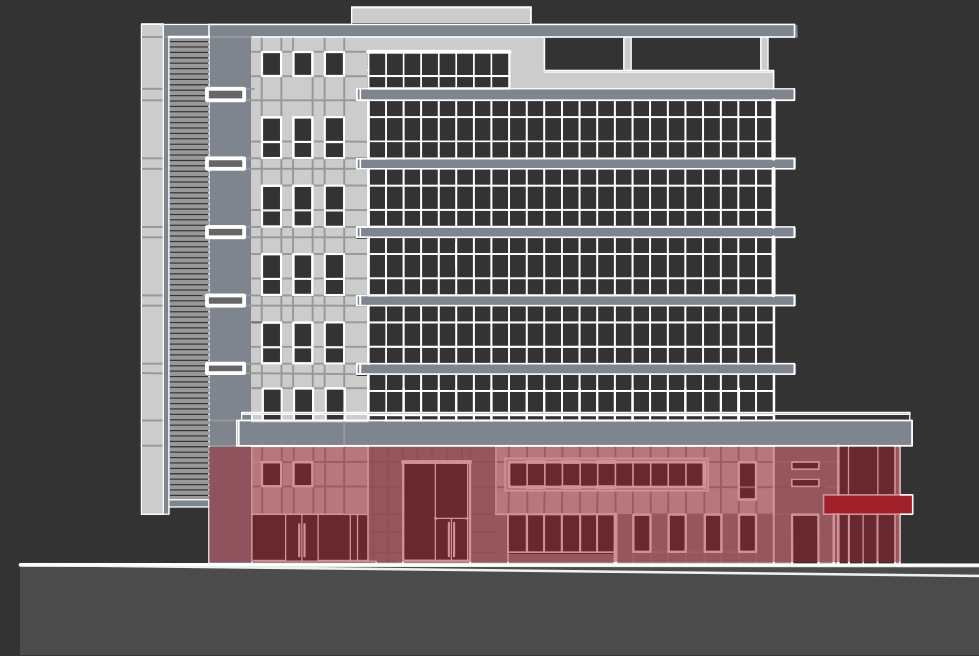
Retail Shop  
+ Mezzanine

Total Coverd Area:  
145m<sup>2</sup>

2

Retail Shop  
+ Mezzanine

Total Coverd Area:  
455m<sup>2</sup>

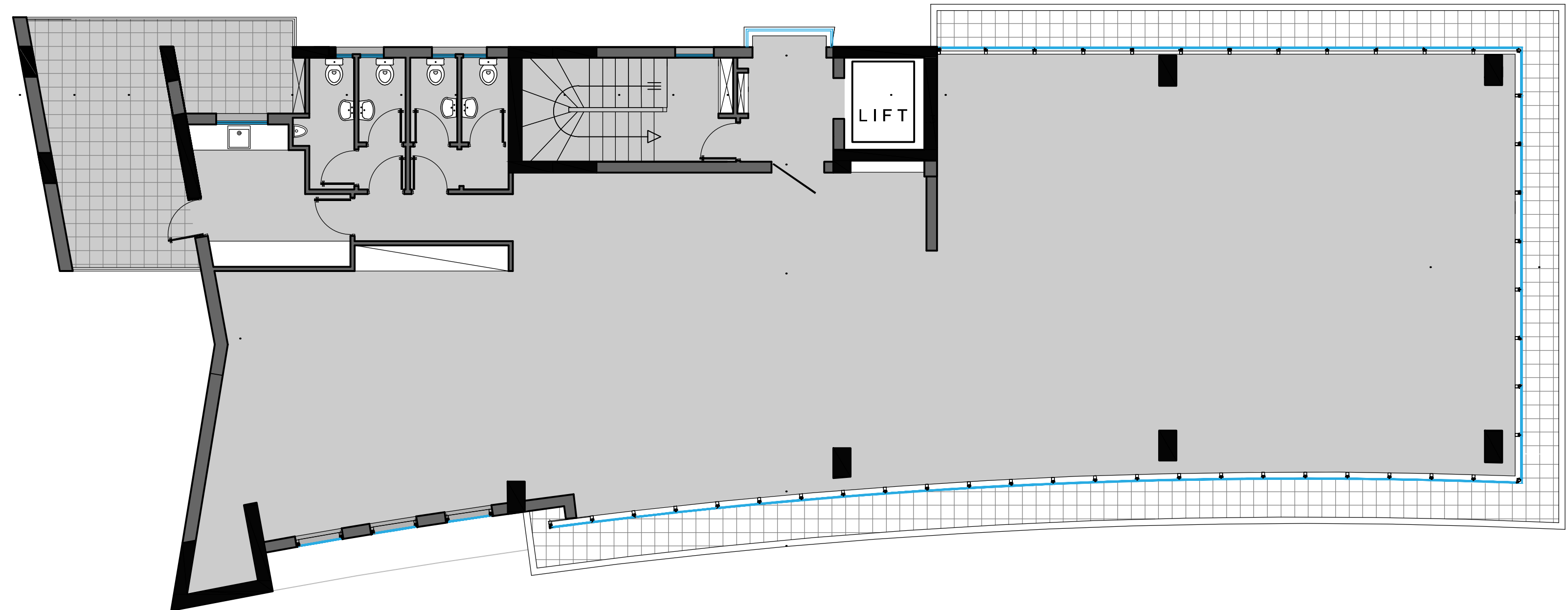
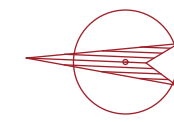
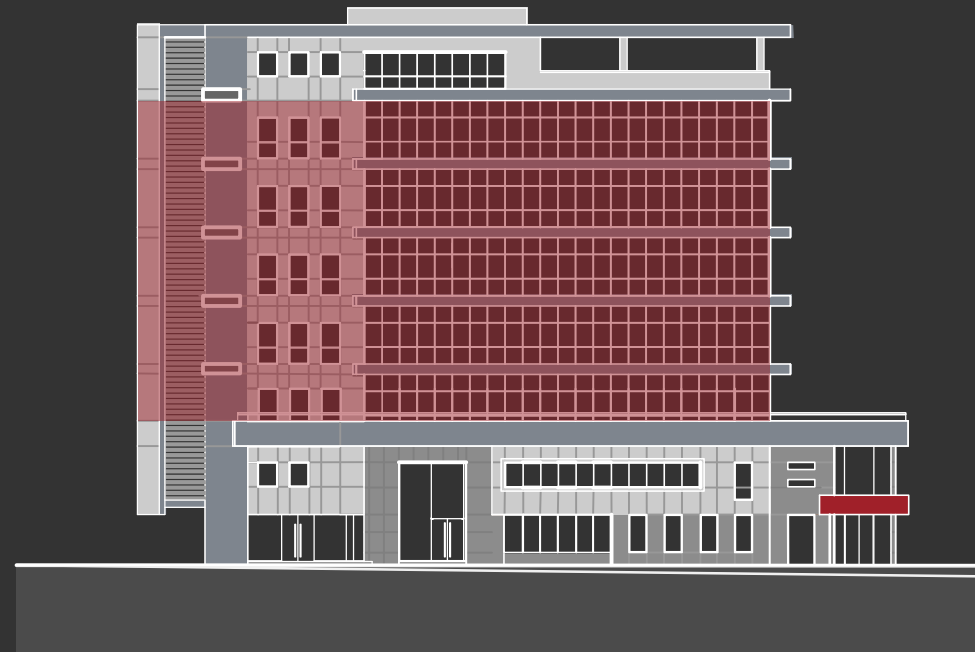




## FLOORS 1-5

### Commercial offices

- Internal Covered Area:  
305m<sup>2</sup>
- Common Internal Area:  
26m<sup>2</sup>
- Covered Balcony Area:  
20m<sup>2</sup>
- Un-covered Balcony Area:  
135m<sup>2</sup> (Applicable only for the first floor)
- Total Coverd Area:  
351m<sup>2</sup>

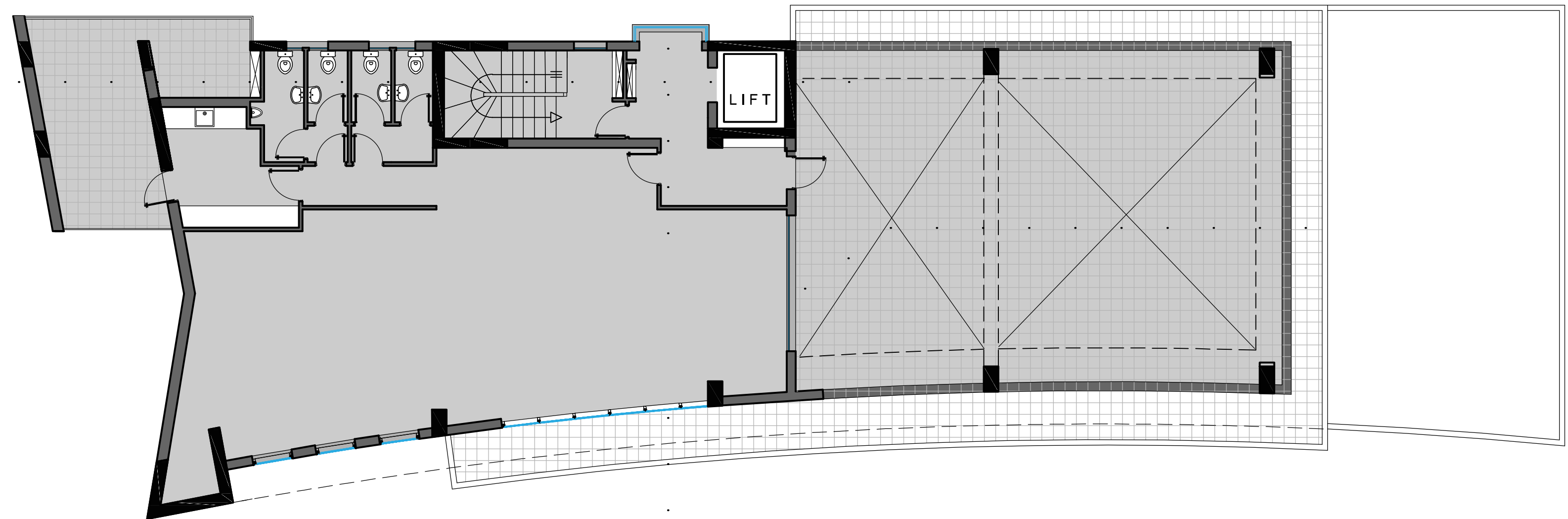
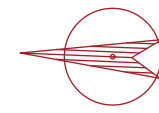




## PENTHOUSE FLOOR

### Commercial office

- Internal Covered Area:  
106m<sup>2</sup>
- Common Internal Area:  
26m<sup>2</sup>
- Covered Balcony Area:  
20m<sup>2</sup>
- Un-covered Balcony Area:  
130m<sup>2</sup>
- Total Coverd Area:  
152m<sup>2</sup>







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