



**T**rilogy is high living in every sense, a trio of shimmering beachfront towers surrounding a bustling inner plaza, right in the heart of Limassol's affluent waterfront. This is a place to live well, work hard and play, long after the sun dips beyond the sea's horizon. TrilogY is as much an experience as it is a destination, somewhere and something that gathers people together to share everything that's great about life on our sun-kissed shore. Brought to life by a world-class collaboration of architects, designers and developers, TrilogY is a unique opportunity to play a part in the city's ever-changing story and begin an exciting new chapter of your own. *Your story begins here.*



I

## LIVE

Trilogy blends the aspirational dream of high-end beachfront living, with the sophistication of urban cool, astonishing design flair as well as unsurpassed levels of finish.

- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour concierge and security
- Private underground parking

II

## WORK

Locating your business at Trilogy says a lot about its status and ambition. It's an epic location, a bold statement of creative spirit and geographical savvy.

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24/7 maintenance and access control
- 24-hour concierge and security
- Private underground parking

III

## PLAY

Trilogy's three distinct social areas offer resident-only facilities for secluded leisure and relaxation, as well as a lively, bustling, public space that can be enjoyed and experienced by everyone.

- Members' pool, bar, gym, spa, tennis court, garden and children's play area
- Resident-only indoor pool, fitness suite and informal relaxation areas
- Restaurants, bars and shops for all





# ON THE SEAFRONT

## CYPRUS

From spectacular mountain peaks to beautiful beaches and cloudless skies, Cyprus has it all. Offering everything from complete tranquility to exuberant nightlife, sporting pleasures to cultural riches, and ancient history to cutting-edge technology. As an EU member, with one of the world's most advantageous tax systems and lowest crime rates in Europe, it is the perfect location for a second home, permanent residence or sound property investment, all at the buzzing crossroad of three continents.

## LIMASSOL

On the south coast of Cyprus, lies a city of diversity and urban seafront living. A hub of business, leisure and activity stretching along a 17km coastline of azure water and blue flag beaches. A safe haven for a relaxed pace of life in the island's most vibrant city. A home between mountains and sea. This is Limassol.



The Trilogy plot before development



◆ *Trilogy Limassol Seafront*  
341, 28<sup>TH</sup> OCTOBER STREET  
3106 LIMASSOL, CYPRUS

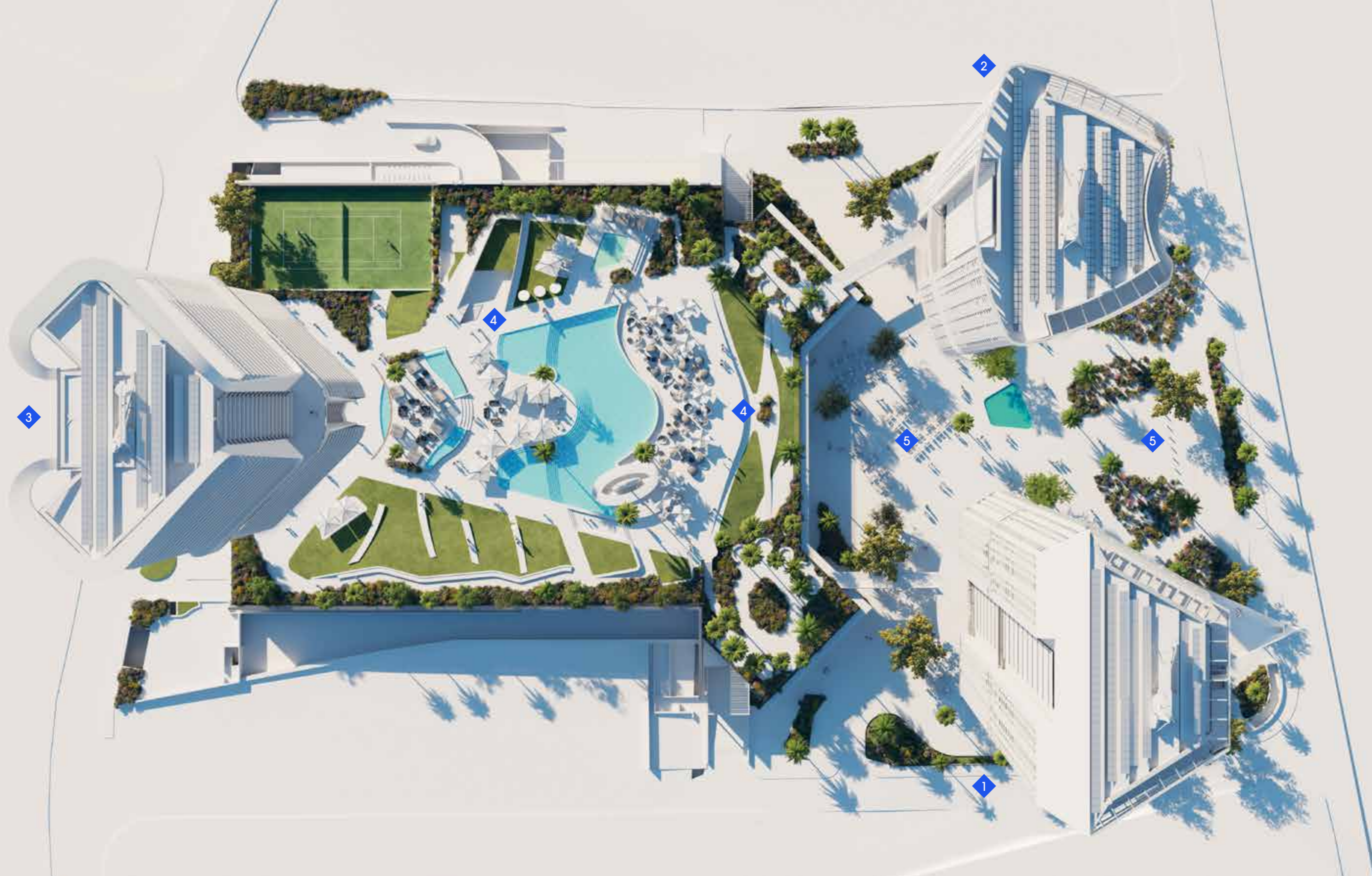












# MASTERPLAN

○ → SEAFRONT

- 1. WEST TOWER**  
 - 69 apartments  
 - 52 offices  
 - Retreat: spa and gym

- 2. EAST TOWER**  
 - 127 apartments  
 - Retreat: spa and gym

- 3. NORTH TOWER**  
 - 111 apartments  
 - Retreat: spa and gym

- 4. PRIVATE OASIS**  
 - Swimming pools  
 - Pool bar  
 - Tennis court  
 - Children's play area  
 - Landscaped gardens

- 5. PUBLIC PLAZA**  
 - Restaurants  
 - Cafés and bars  
 - Shops





I

# LIVE

*“Basking in this moment of beauty, I smiled to myself  
and realised this is exactly where I want to be.”*

Trilogy blends the aspirational dream of high-end beachfront living, with the sophistication of urban cool, with astonishing design flair and unsurpassed levels of finish. These are homes to be desired and coveted by many, but loved and lived in by the lucky few.



# YOUR SKY-RISE HAVEN

Each residence at Trilogy is a statement of discerning taste and understated wealth. Spectacular layouts are complemented with high standards of finish and sea views enjoyed by every apartment.

*Right:* Apartment living area looking out to the sea.  
*Bottom left:* Bedroom interior with panoramic sea views.



## TRILOGY APARTMENTS

- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour concierge and security
- Private underground parking

## EXQUISITE QUALITY

Trilogy offers a range of apartment types and sizes with direct views of the sea, ensuring there is a home for every taste. The remarkable coastal location, and architecture's exceptional vision, allow residents to enjoy beachfront living in a serene and relaxed environment. The apartment layouts lend themselves to a timeless lifestyle with flowing design, spacious living areas and carefully selected natural materials and finishes.

Large terraces extend the living room and main bedrooms, to celebrate the alfresco outdoor space of the undeniably enviable Cyprus climate. Three dedicated elevators, security, controlled access and a first-class parking facility come together to provide complete peace of mind and privacy.



# WEST

TOWER APARTMENTS

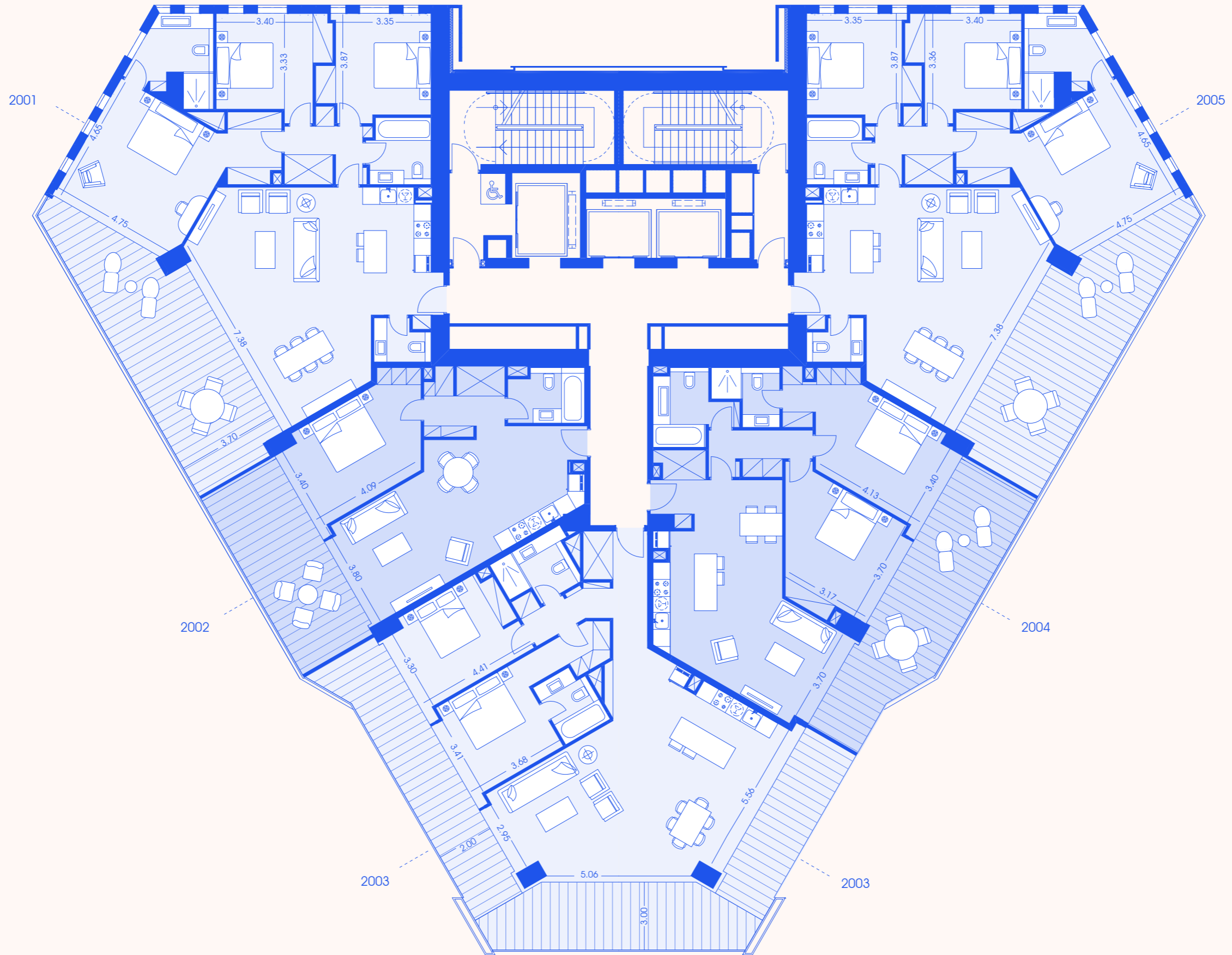
*“The West Tower stands straight and proud on the south west corner of the Trilogy site. The cantilevered Sky Terrace and sharp angular cut lines define its unique profile and provide residents with a dramatic viewing platform.”*

Hakim Khennouchi, Director, WKK Architects



# APARTMENTS

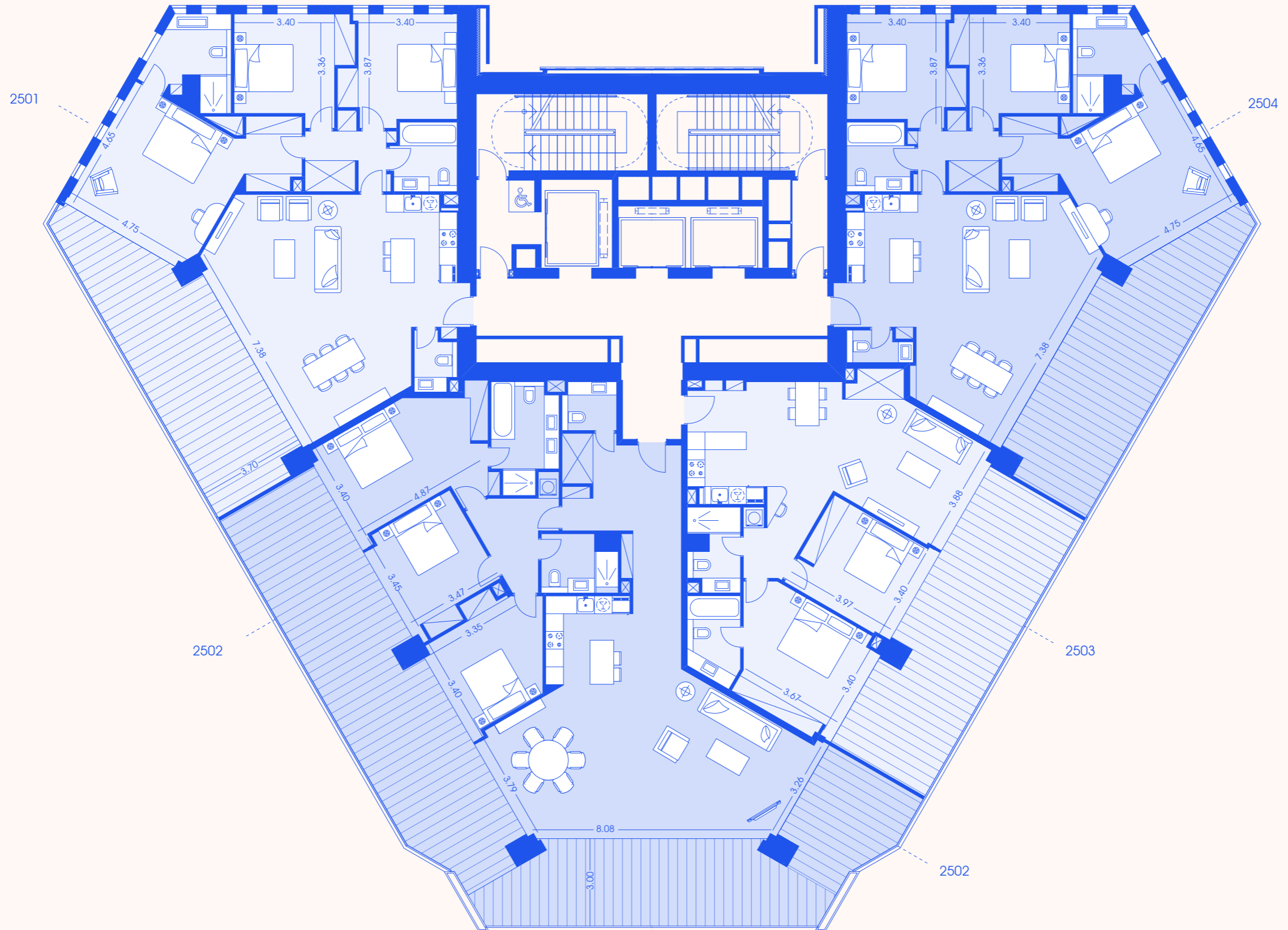
Levels 20 – 24





# APARTMENTS

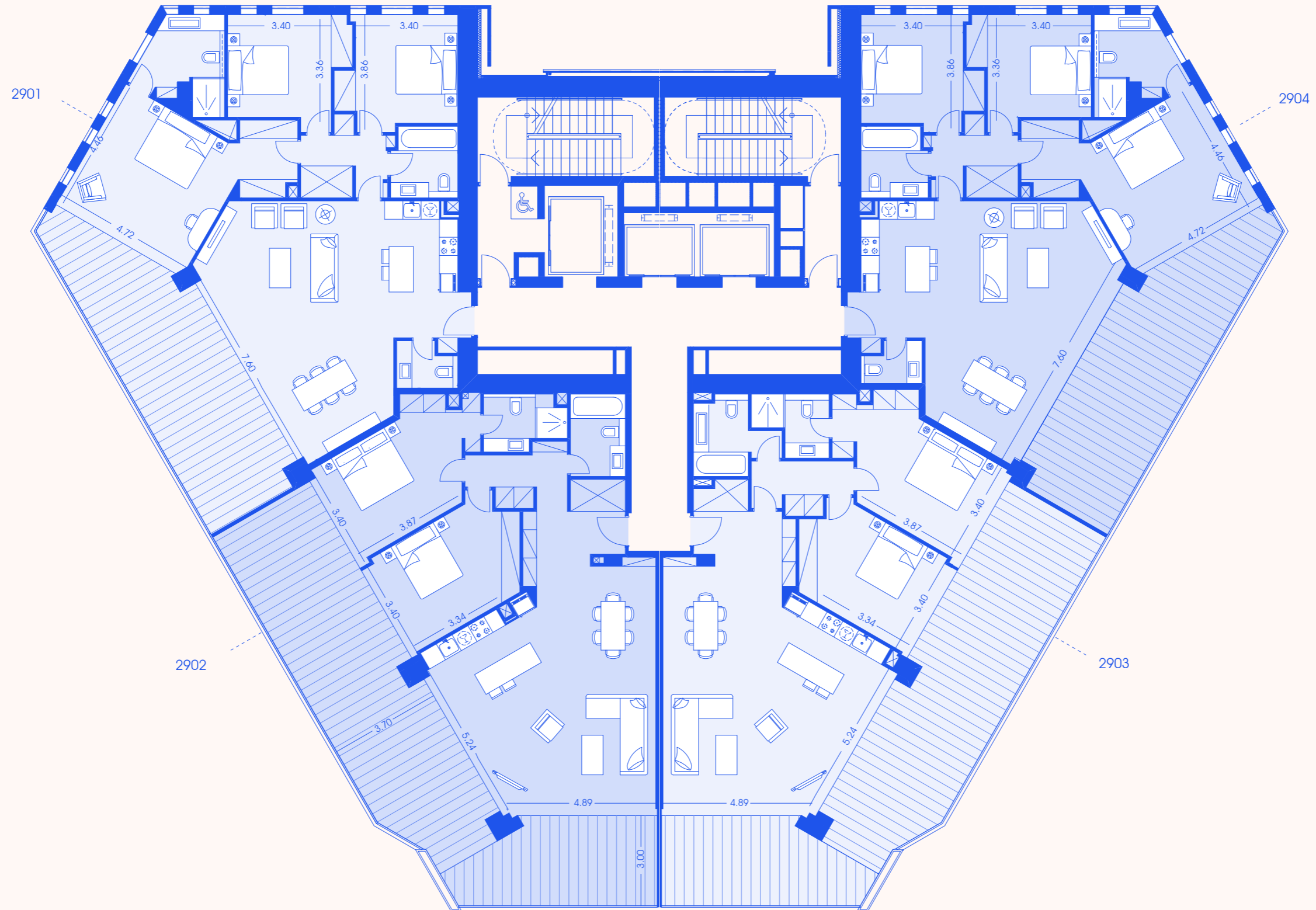
Levels 25 – 28





# APARTMENTS

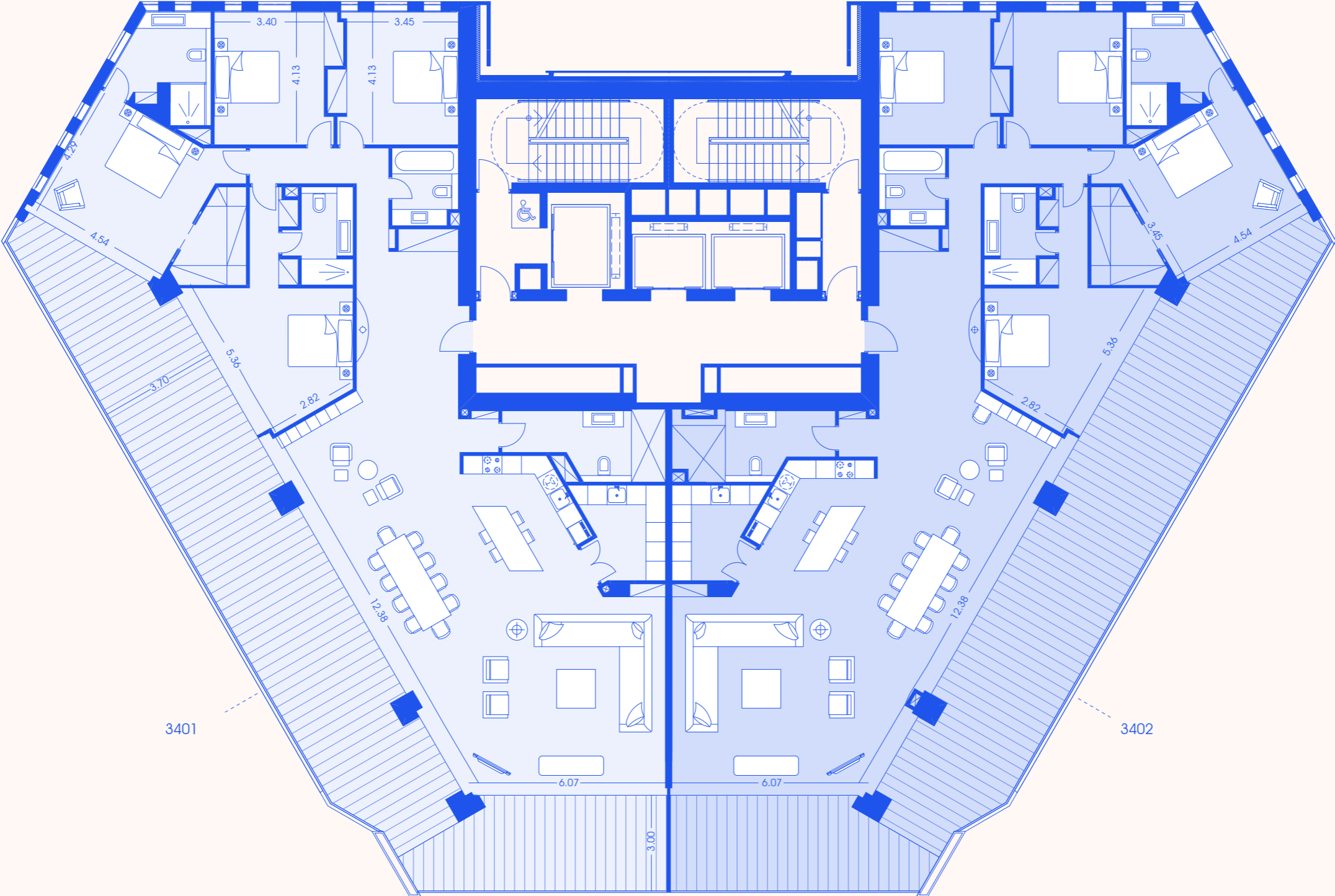
Levels 29 – 33





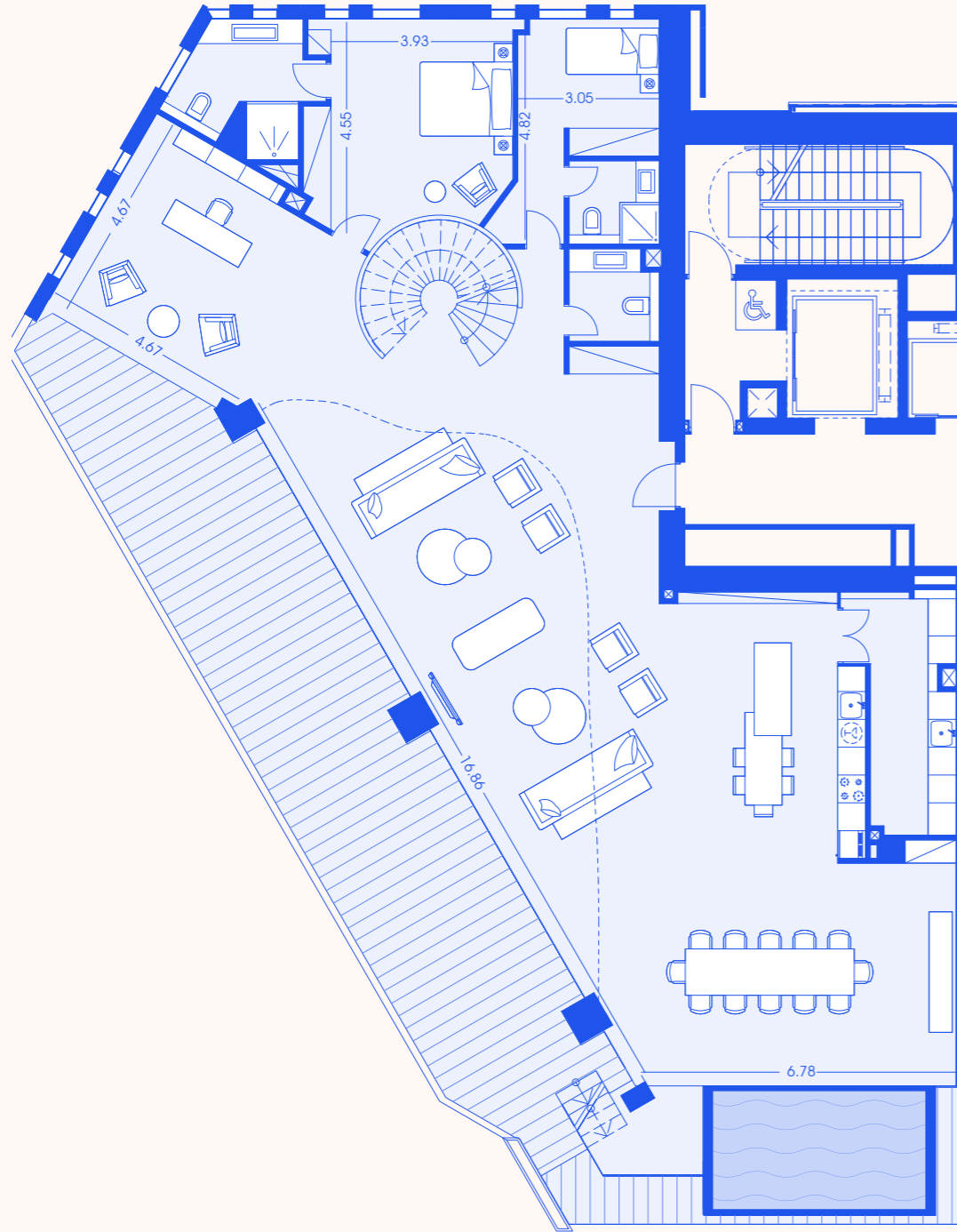
# APARTMENTS

Levels 34 – 36

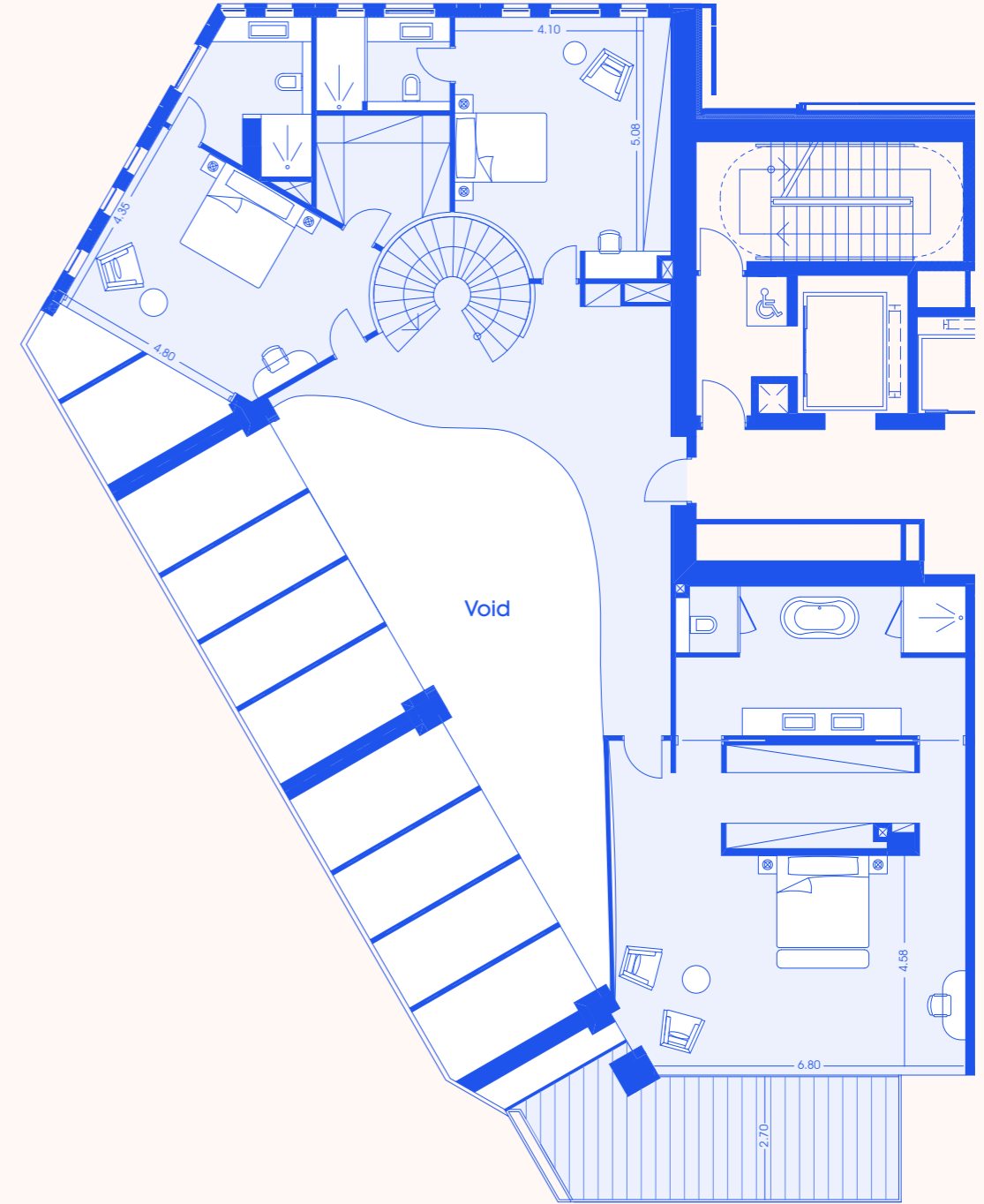




PENTHOUSE 3701  
Level 37

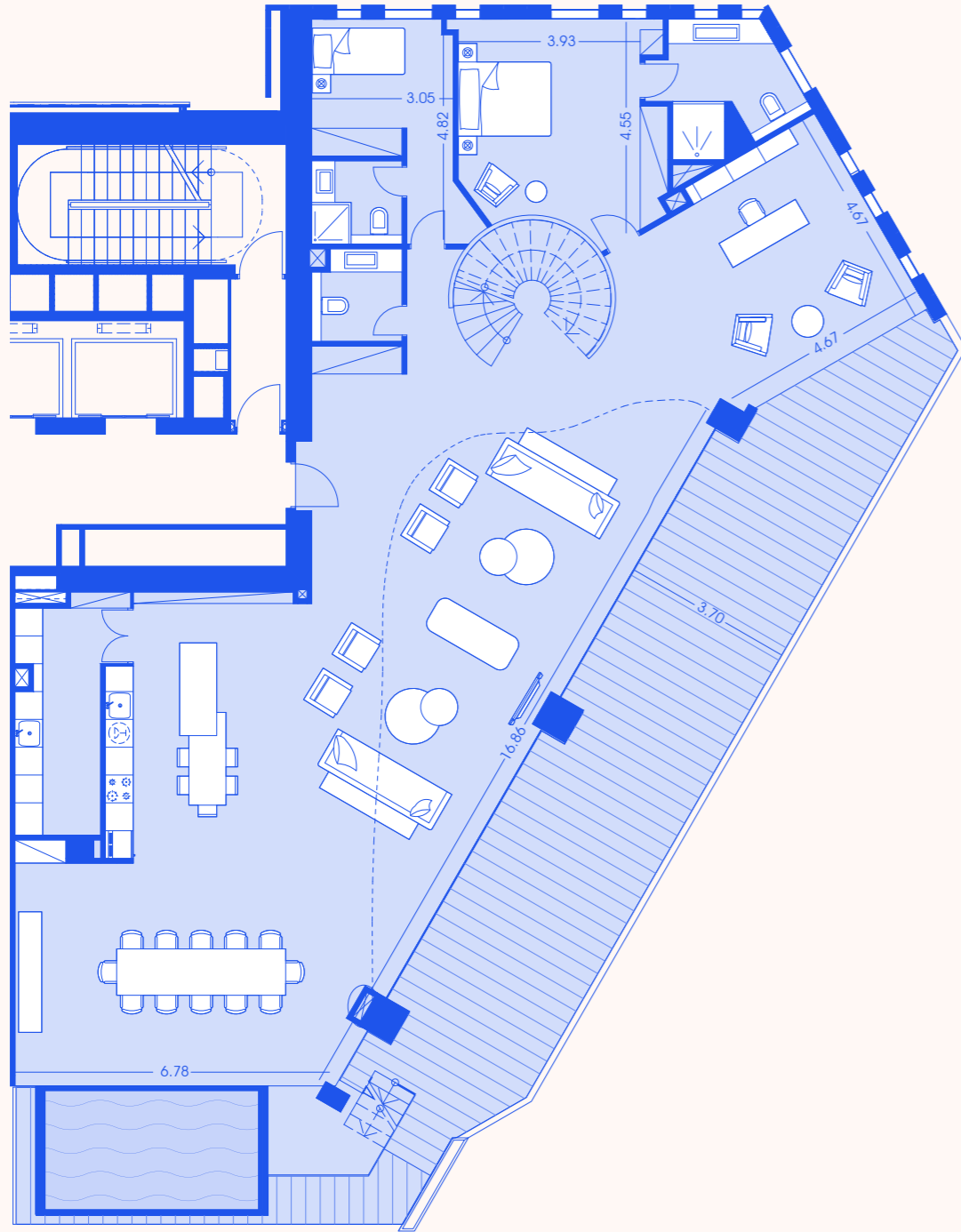


PENTHOUSE 3701  
Level 38

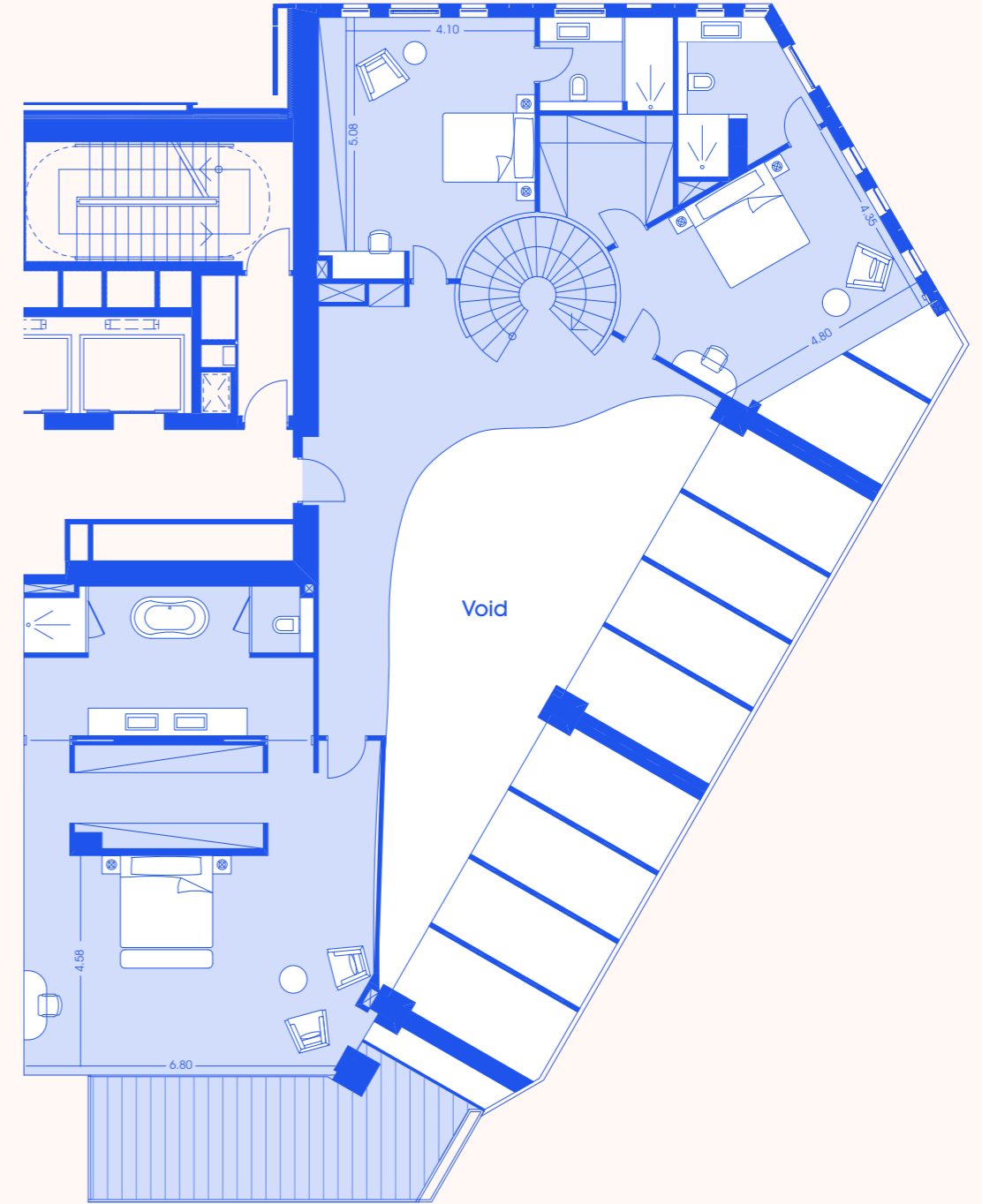




PENTHOUSE 3702  
Level 37



PENTHOUSE 3702  
Level 38

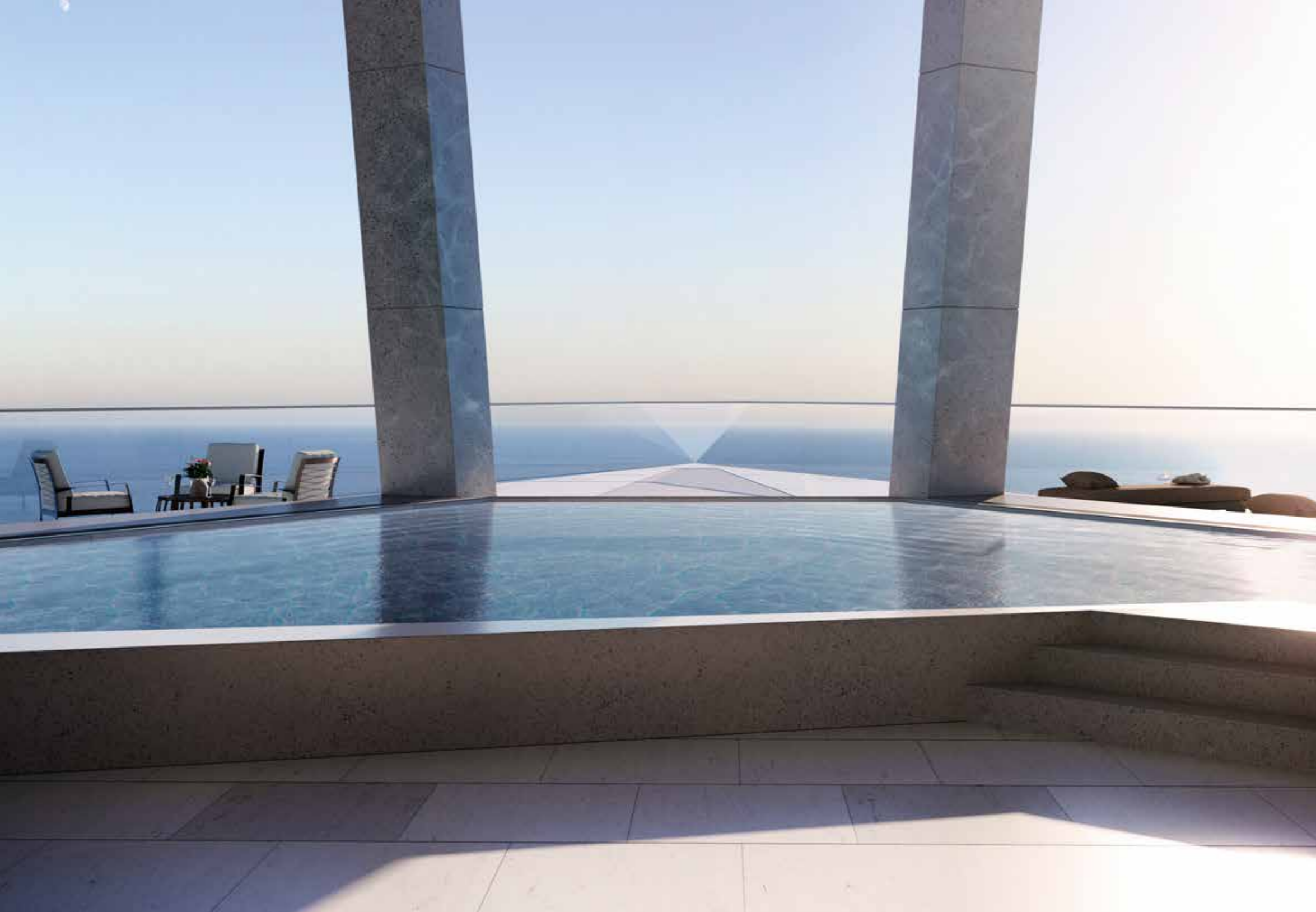




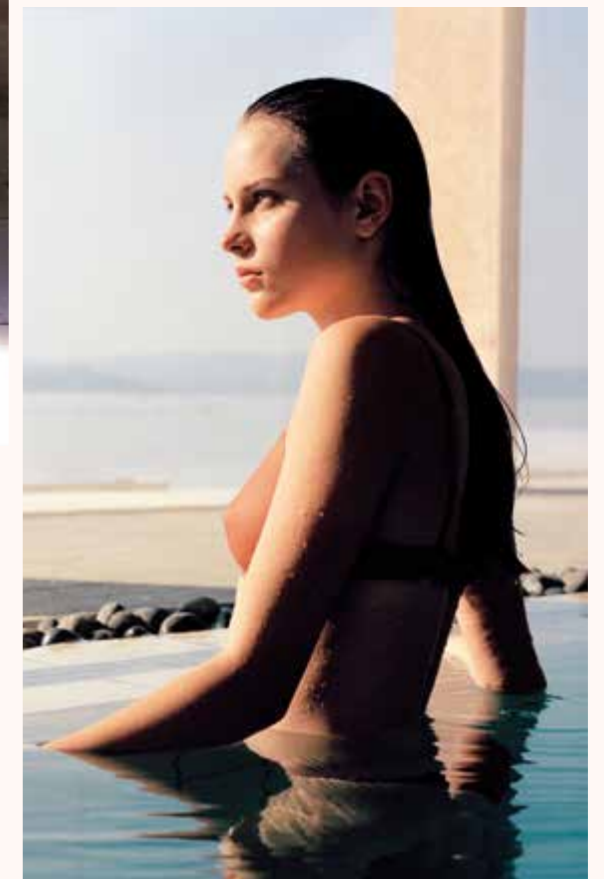




# YOUR PRIVATE RETREAT



*Left:* View out to the sea from the West Tower pool on the Sky Terrace



## PURE RELAXATION

Elegant resident-only health, fitness and spa facilities occupy two floors of the West Tower, separating the mixed-use building's luxury apartments from the modern offices. The carefully designed double height space offers relaxation with unparalleled first-class services and outstanding views of the infinite horizon.

Lose yourself in the tranquillity of the tower's spa and lounge area, or revitalise in the fitness suite, before being mesmerised by the astounding views of the Mediterranean Sea from the exclusive Sky Terrace.

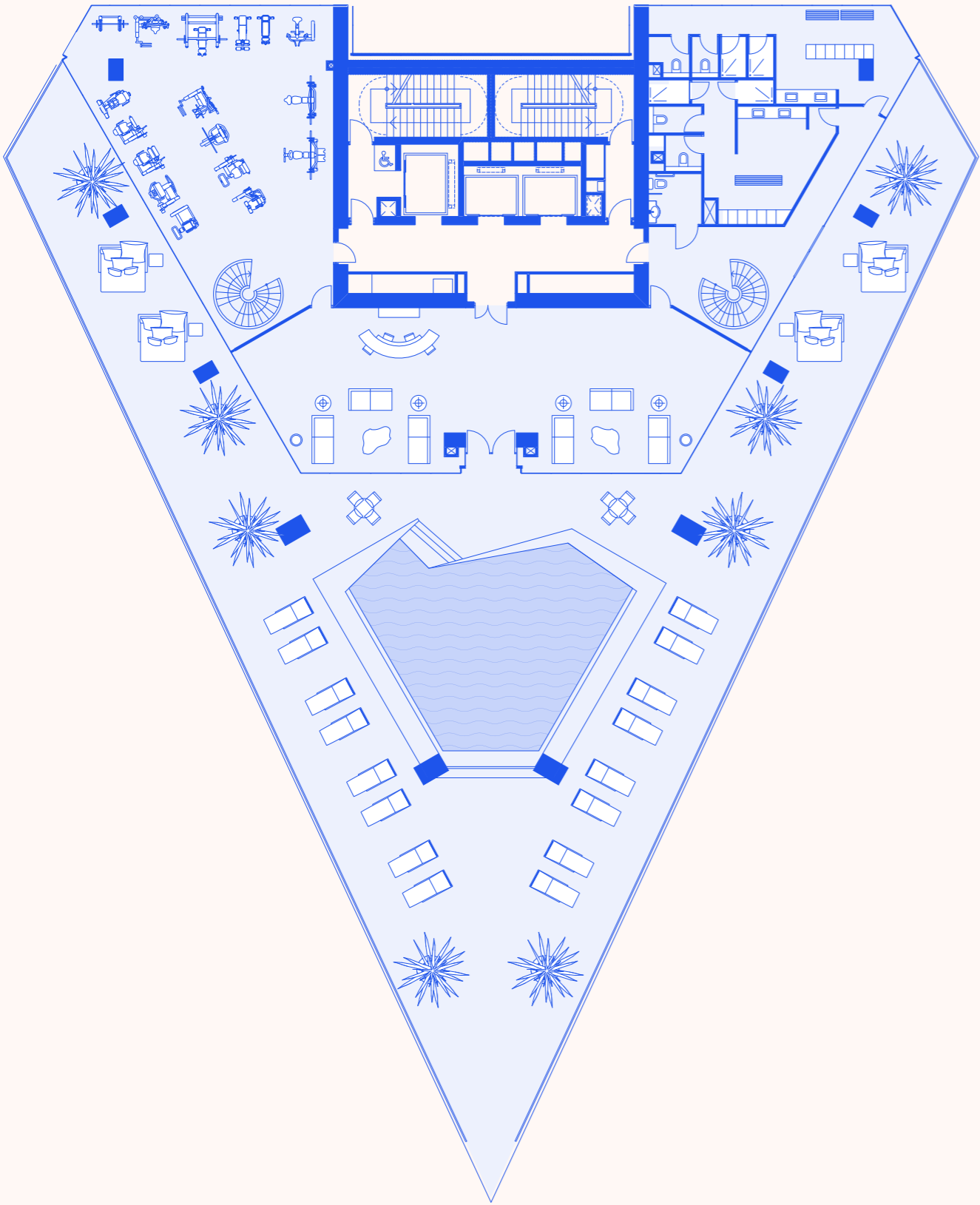
## WEST TOWER RETREAT

- Lounge area
- Gym
- Sauna
- Steam bath
- Treatment rooms
- Relaxation area
- Indoor swimming pool
- Outdoor swimming pool



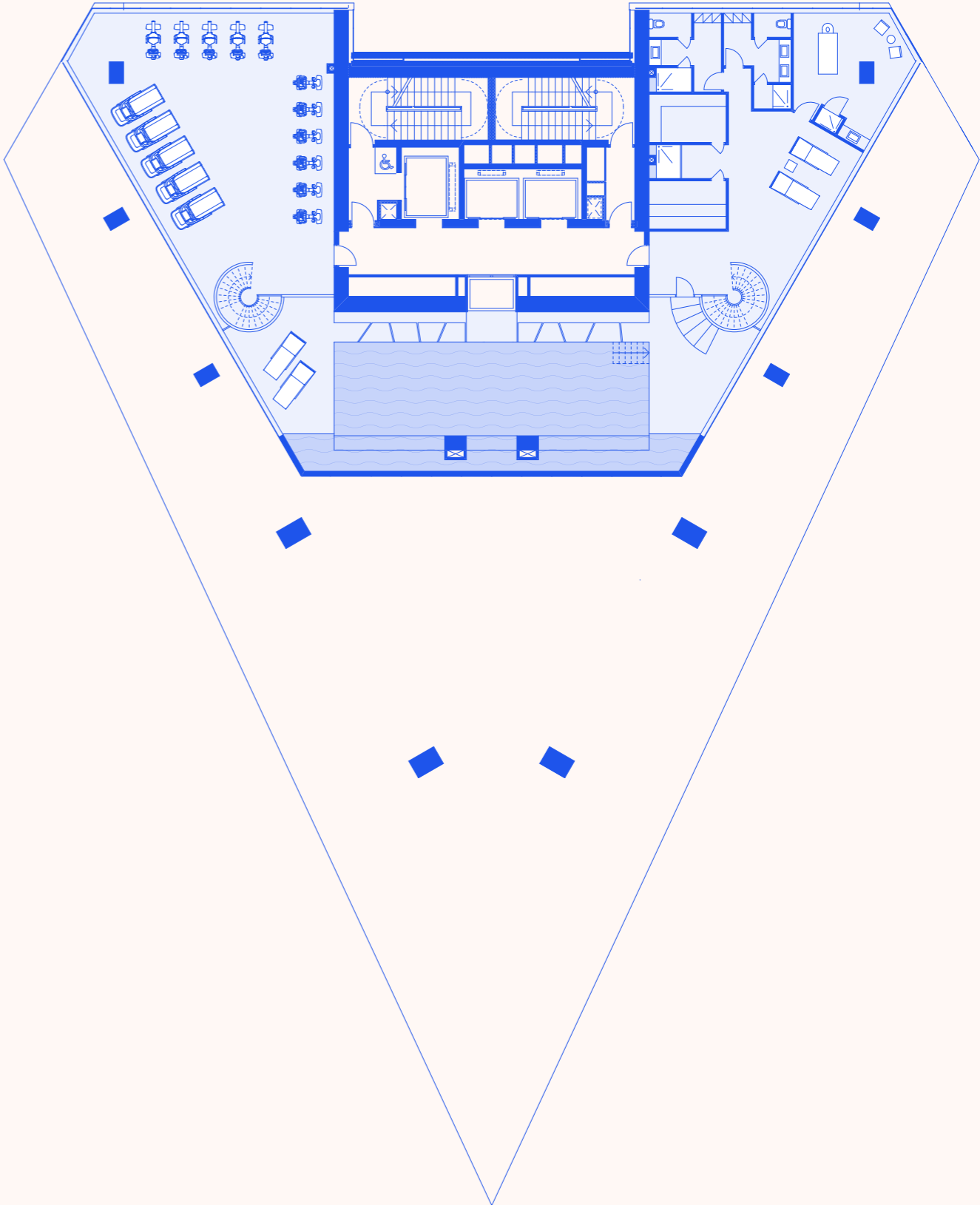
RETREAT: SPA AND GYM

Level 17



RETREAT: SPA AND GYM

Level 18





# EAST

TOWER APARTMENTS

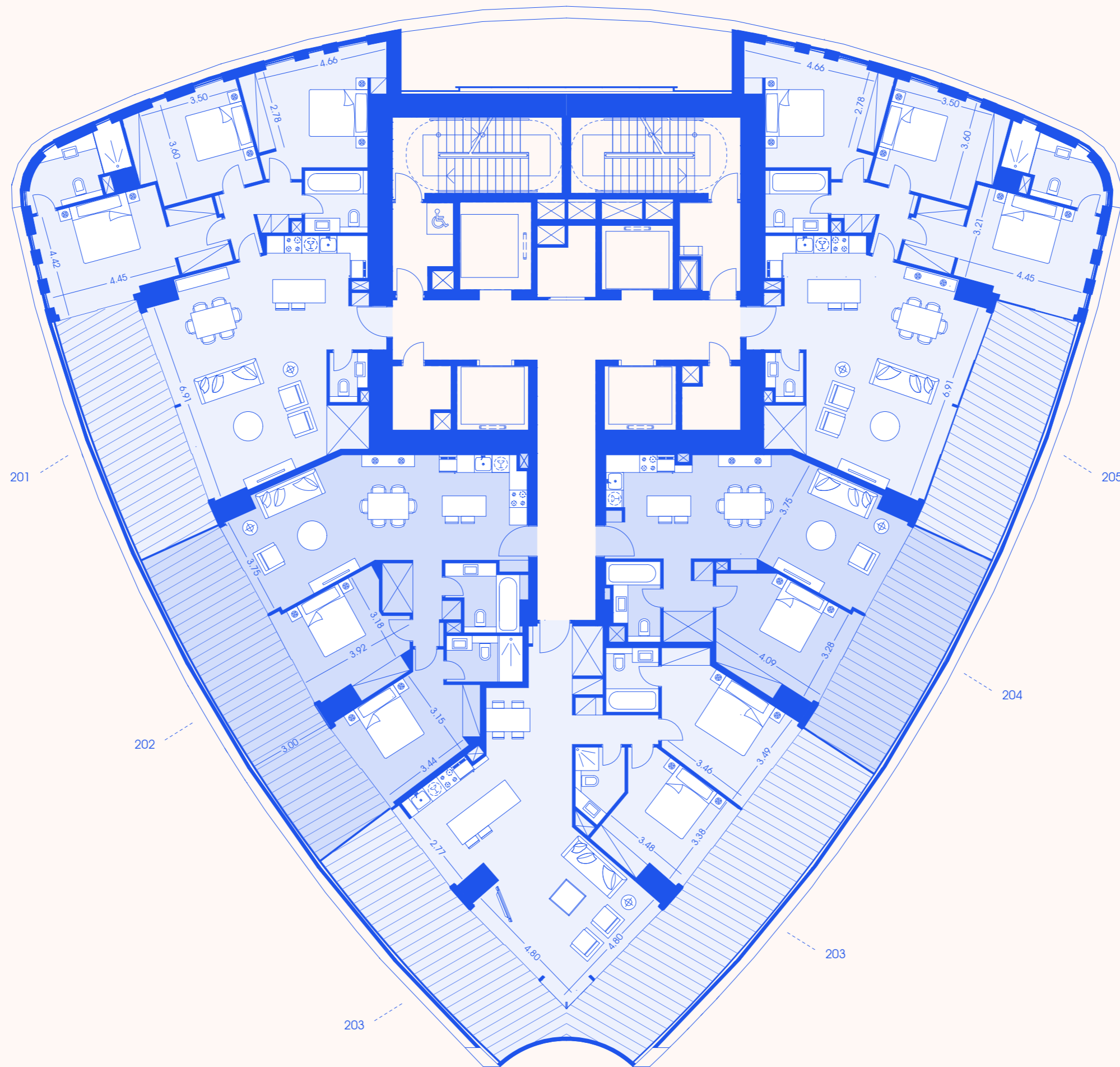
*“The dynamic aesthetic of the East Tower seeks to contrast with its immediate neighbour, the West Tower. A curved cut line shapes the tower into a light and elegant form, engaging the senses and framing stunning views of the Limassol coastline and the Mediterranean Sea.”*

Hakim Khennouchi, Director, WKK Architects



# APARTMENTS

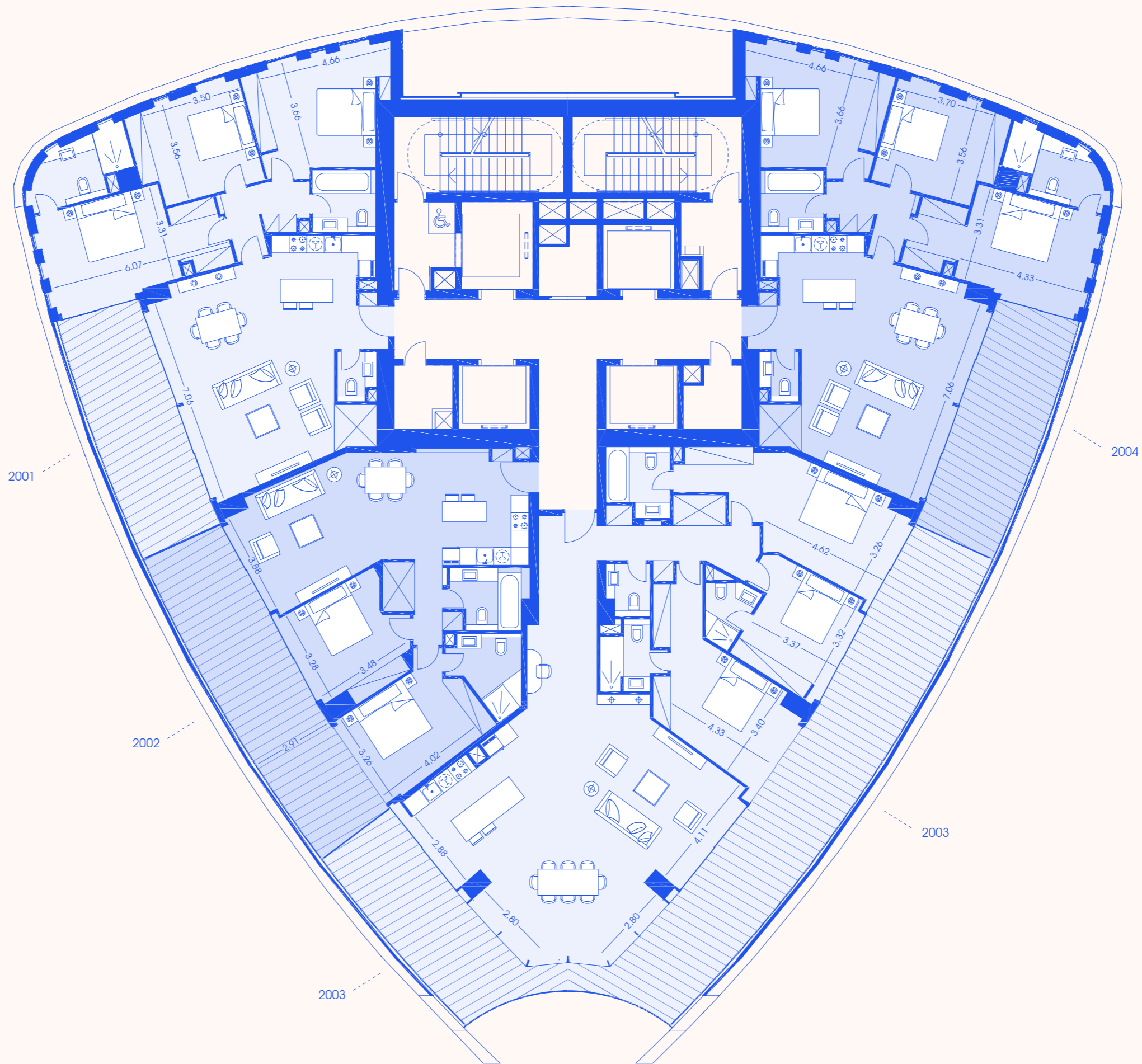
Levels 2 – 19





# APARTMENTS

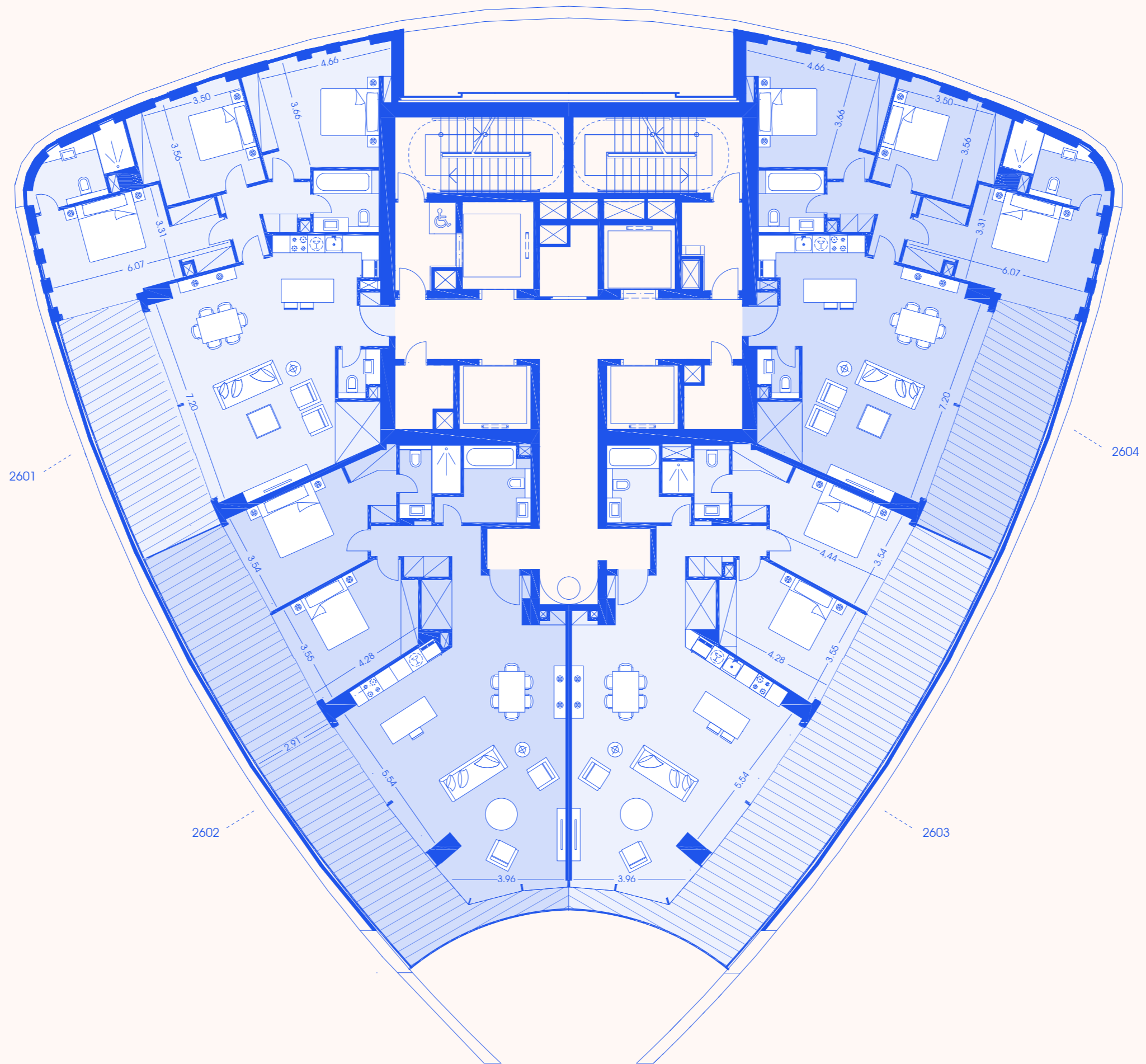
Levels 20 – 25





# APARTMENTS

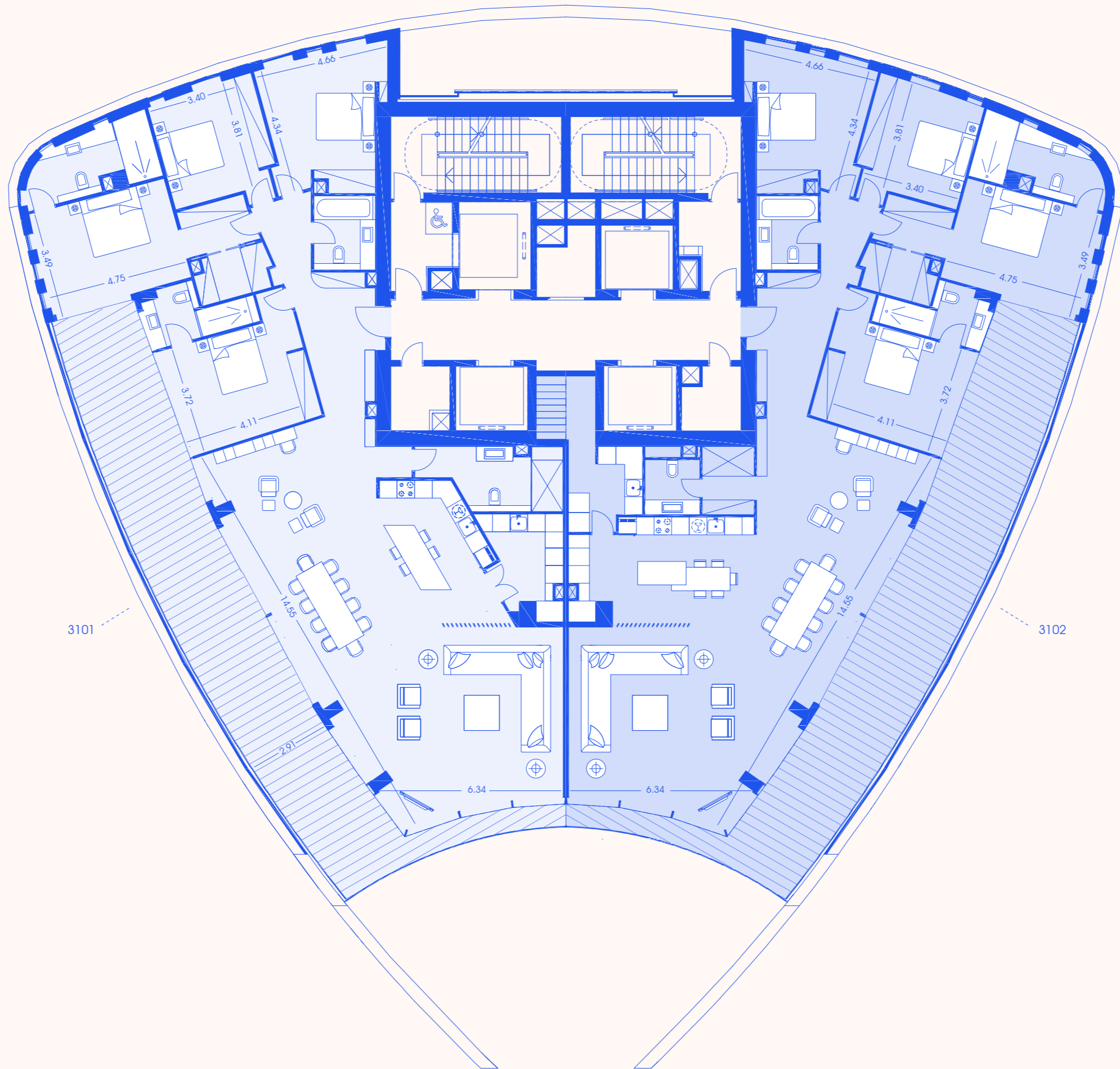
Levels 26 – 30





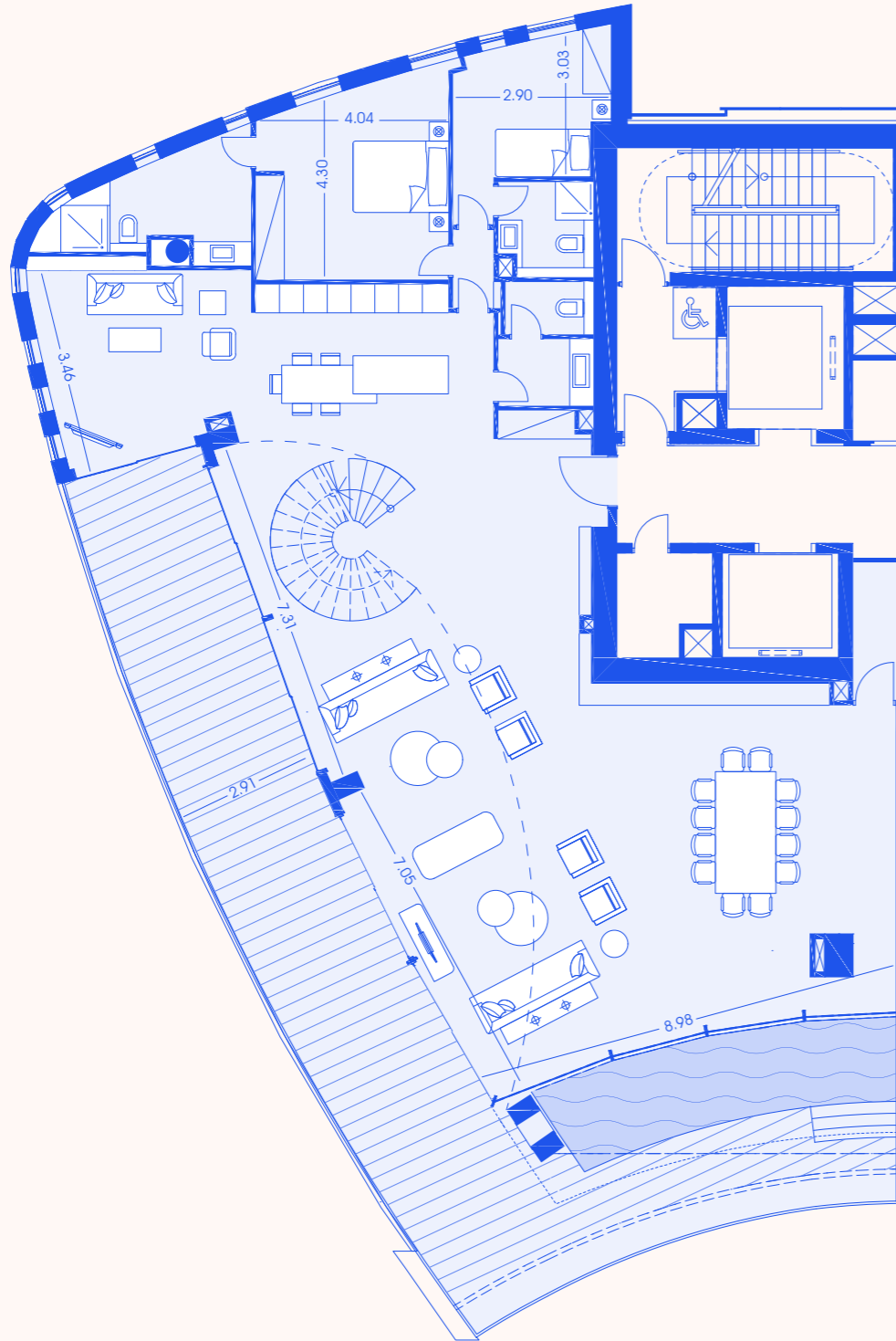
# APARTMENTS

Levels 31 – 33

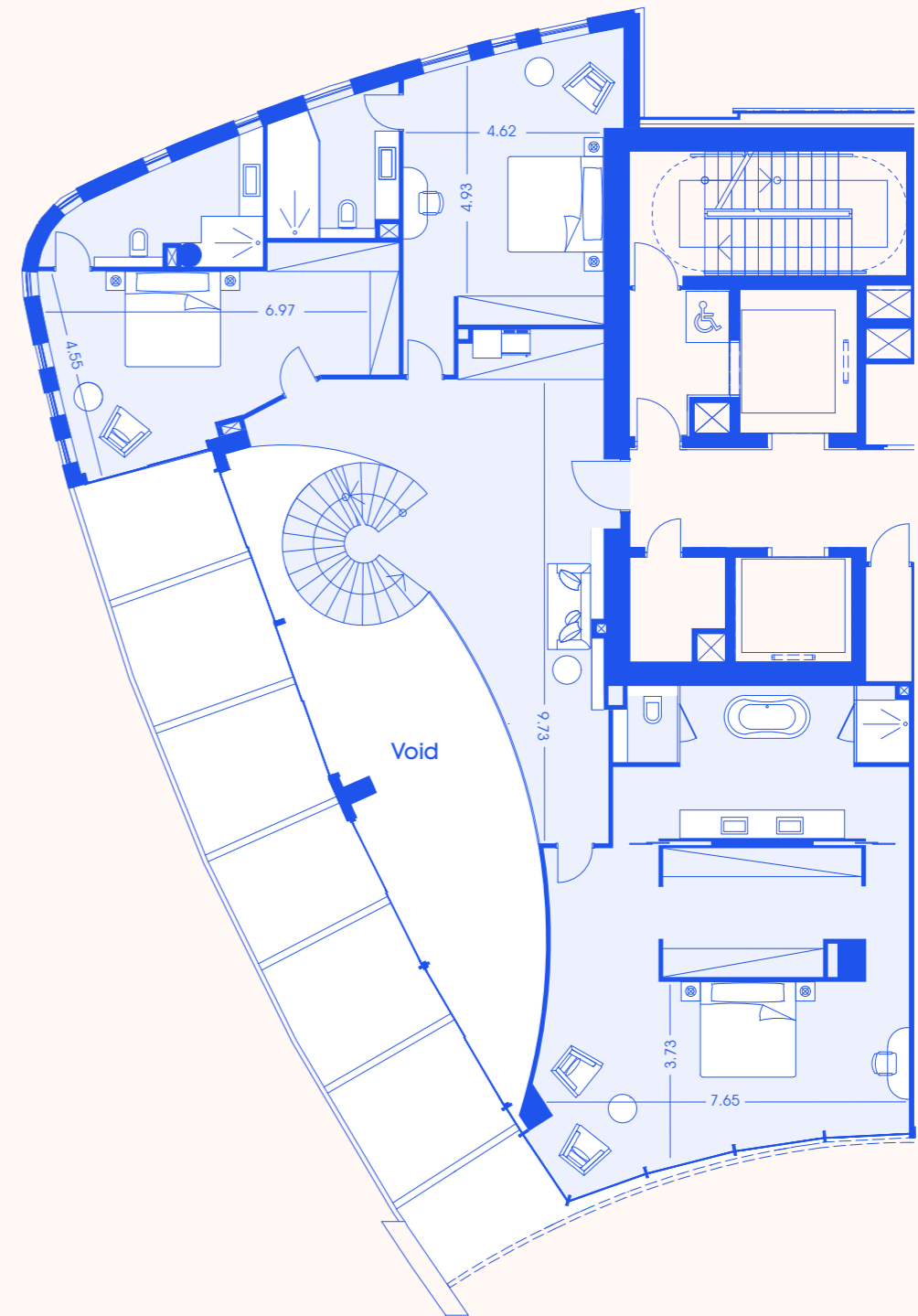




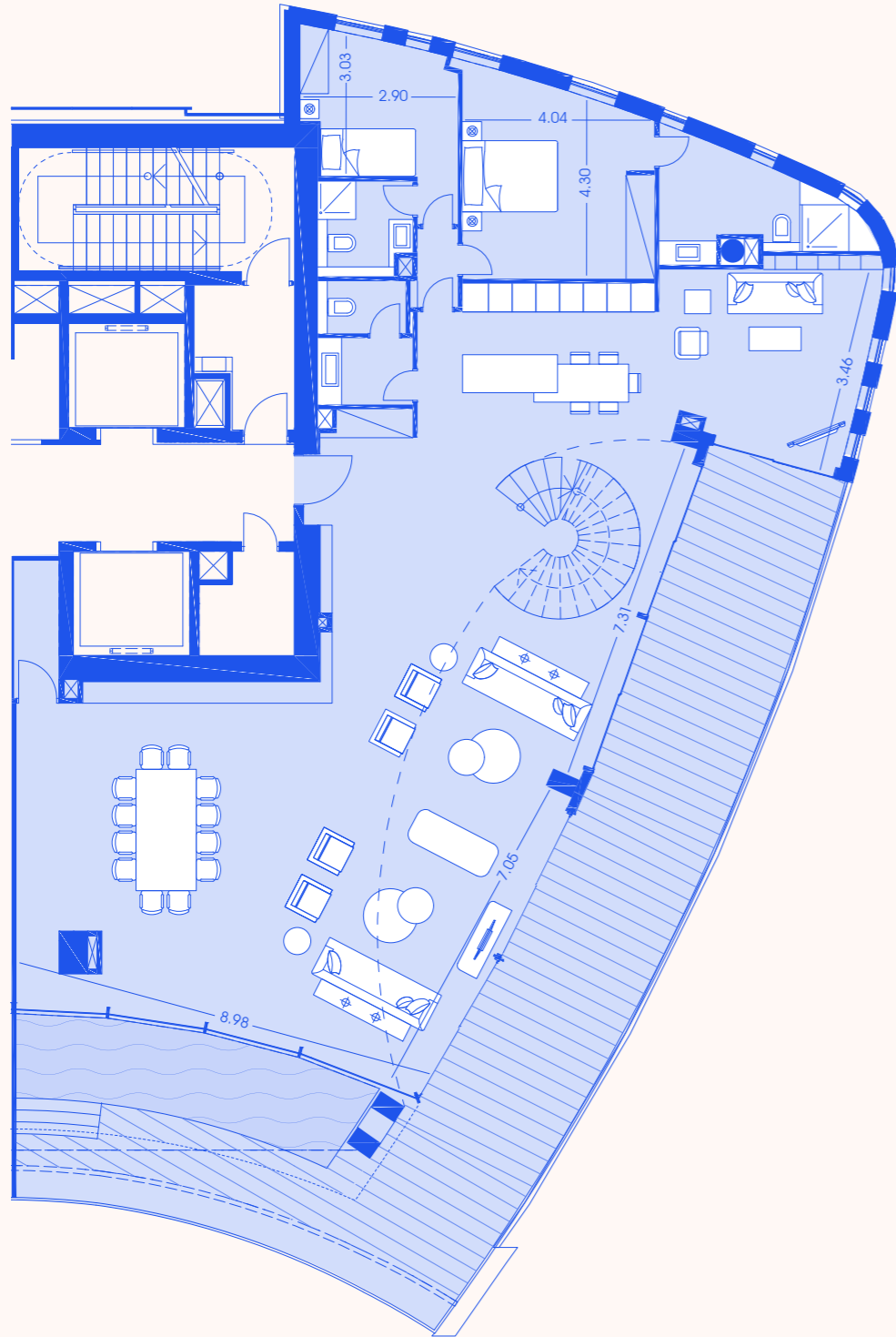
PENTHOUSE 3401  
Level 34



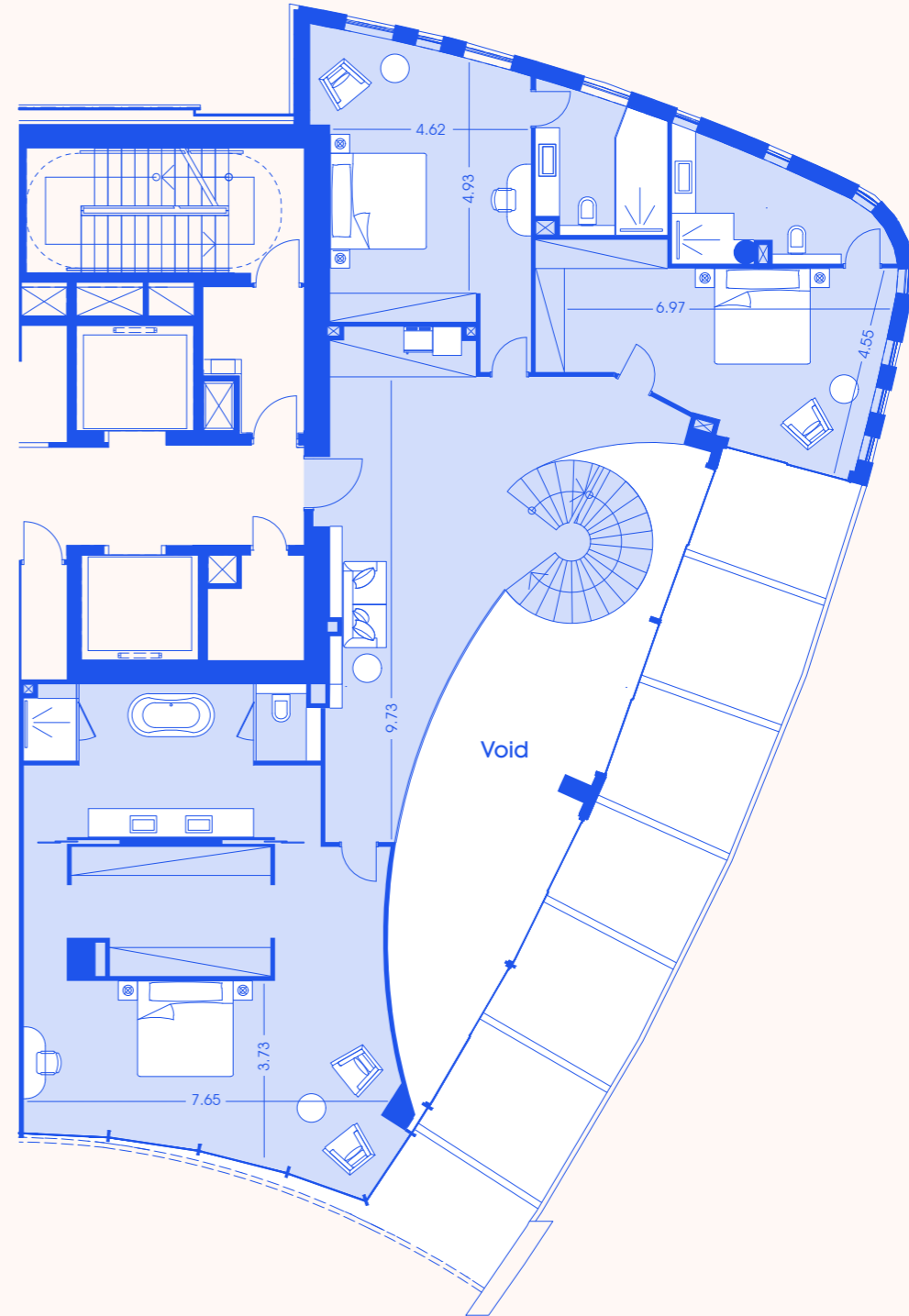
PENTHOUSE 3401  
Level 35



PENTHOUSE 3402  
Level 34



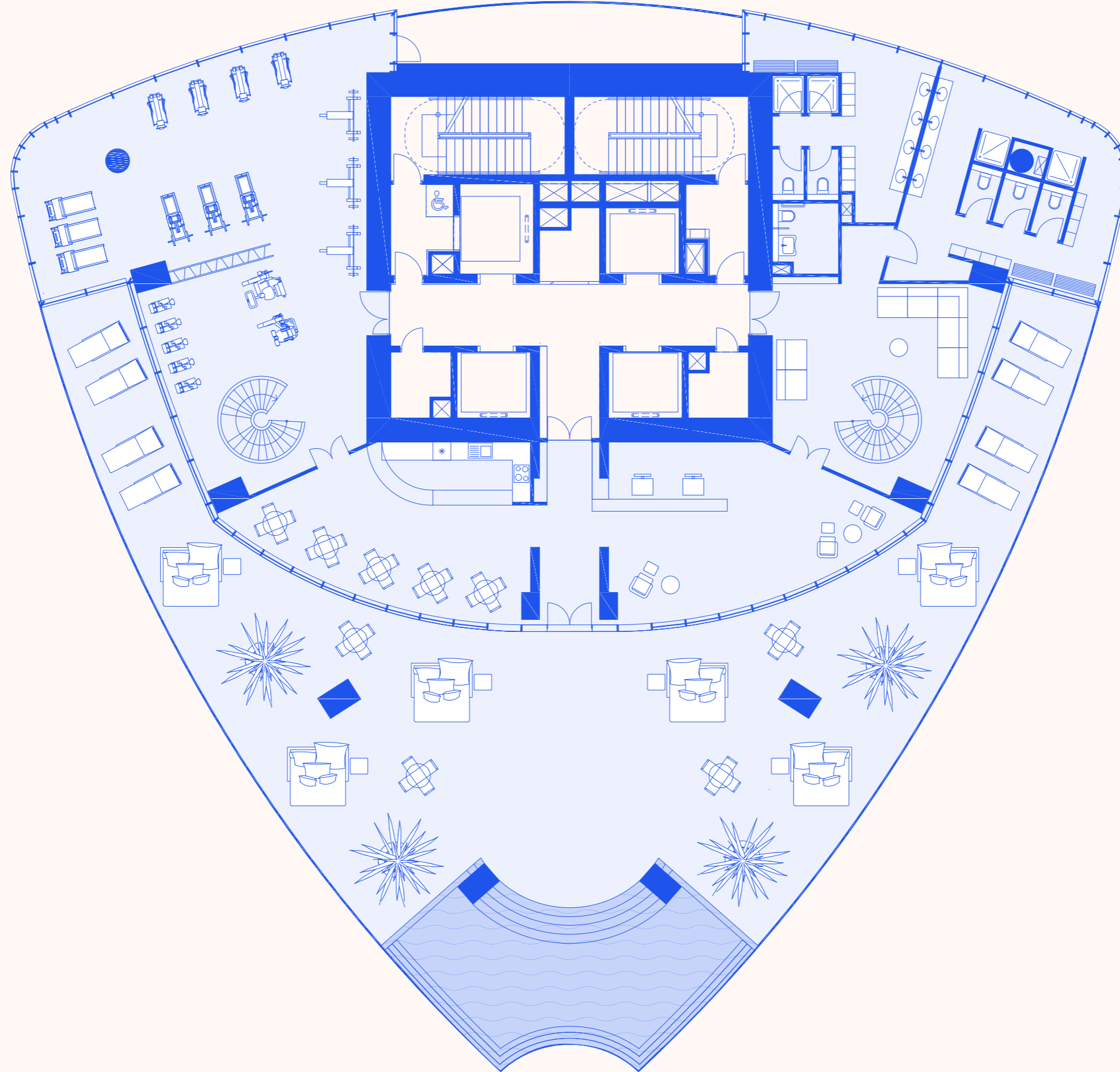
PENTHOUSE 3402  
Level 35





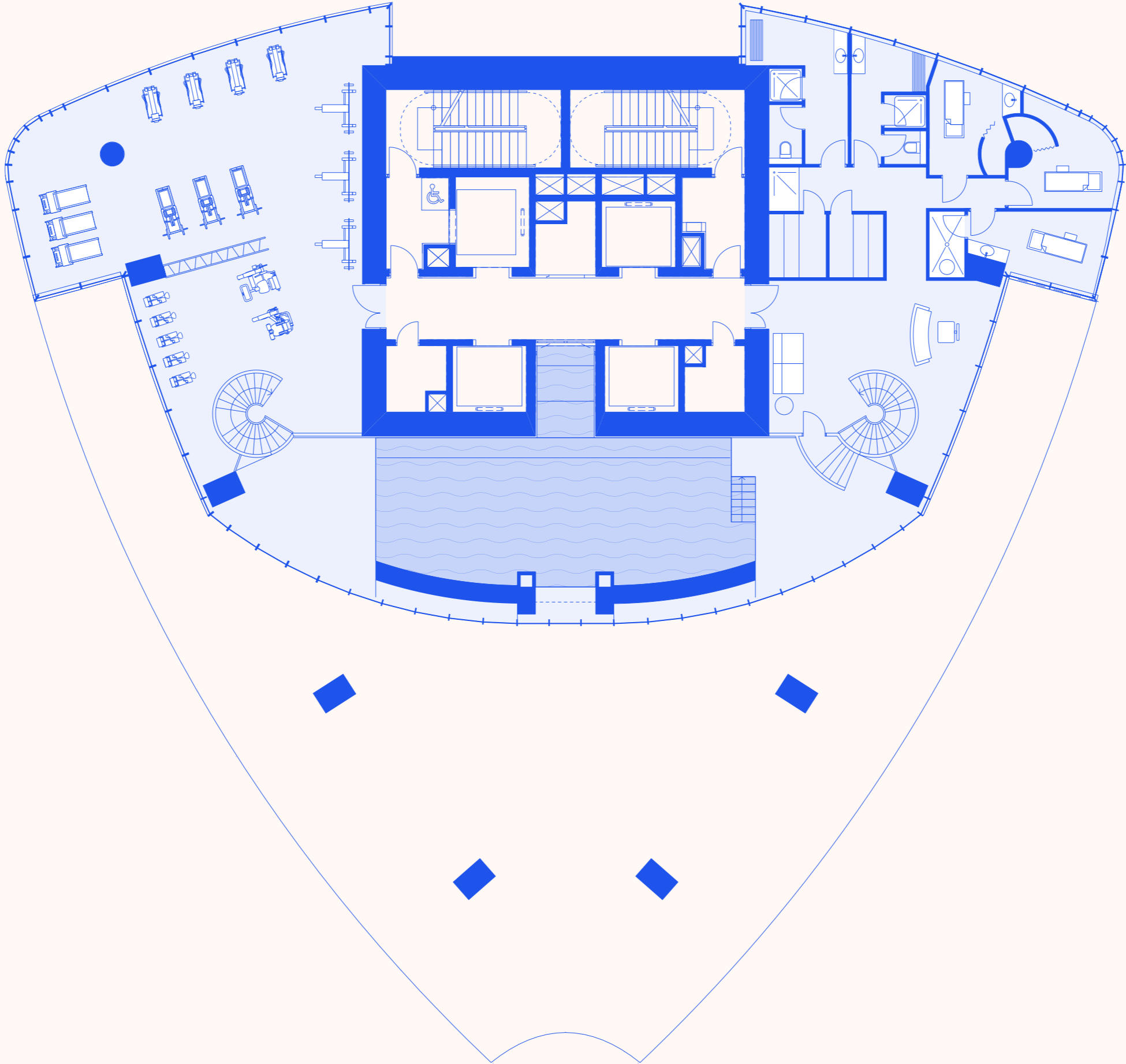
# RETREAT: SPA AND GYM

Level 11



# RETREAT: SPA AND GYM

Level 12







II

## WORK

*“Gazing out into the uninterrupted Mediterranean Sea,  
I felt a sudden surge of pride in my own success.”*

Locating your business at Trilogy says a lot about its status and ambition. It’s an epic location, a bold statement of creative spirit and geographical savvy, with unbroken sea views from every pane of heat-reflective glass. Fast digital connectivity is matched by convenient, real-world access to every corner of the globe.



# SUCCEED IN STYLE

## TRILOGY OFFICES

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24/7 maintenance and access control
- 24-hour concierge and security
- Private underground parking



## OFFICE WITH A VIEW

There's room to work too, with impressive office space designed to exist seamlessly with the surrounding residential properties. Created to make the most of the location, yet still with a focus on connectivity and efficiency, the commercial floors offer companies one of the most spectacular addresses in the world.

## WORK LIFESTYLE

Trilogy's exceptional commercial space boasts its own private lobby, four dedicated elevators, security and concierge services, with a standard of facilities that walk hand in hand with productivity and performance. Trilogy's offices ooze prestige, sophistication and credibility with their exclusive landmark address, functional workspace, stylish interiors and impressive range of facilities. A lifestyle destination to do business; with the beach and city centre at your doorstep.



Top: West Tower office interior.  
Left: The Public Plaza.



# WEST

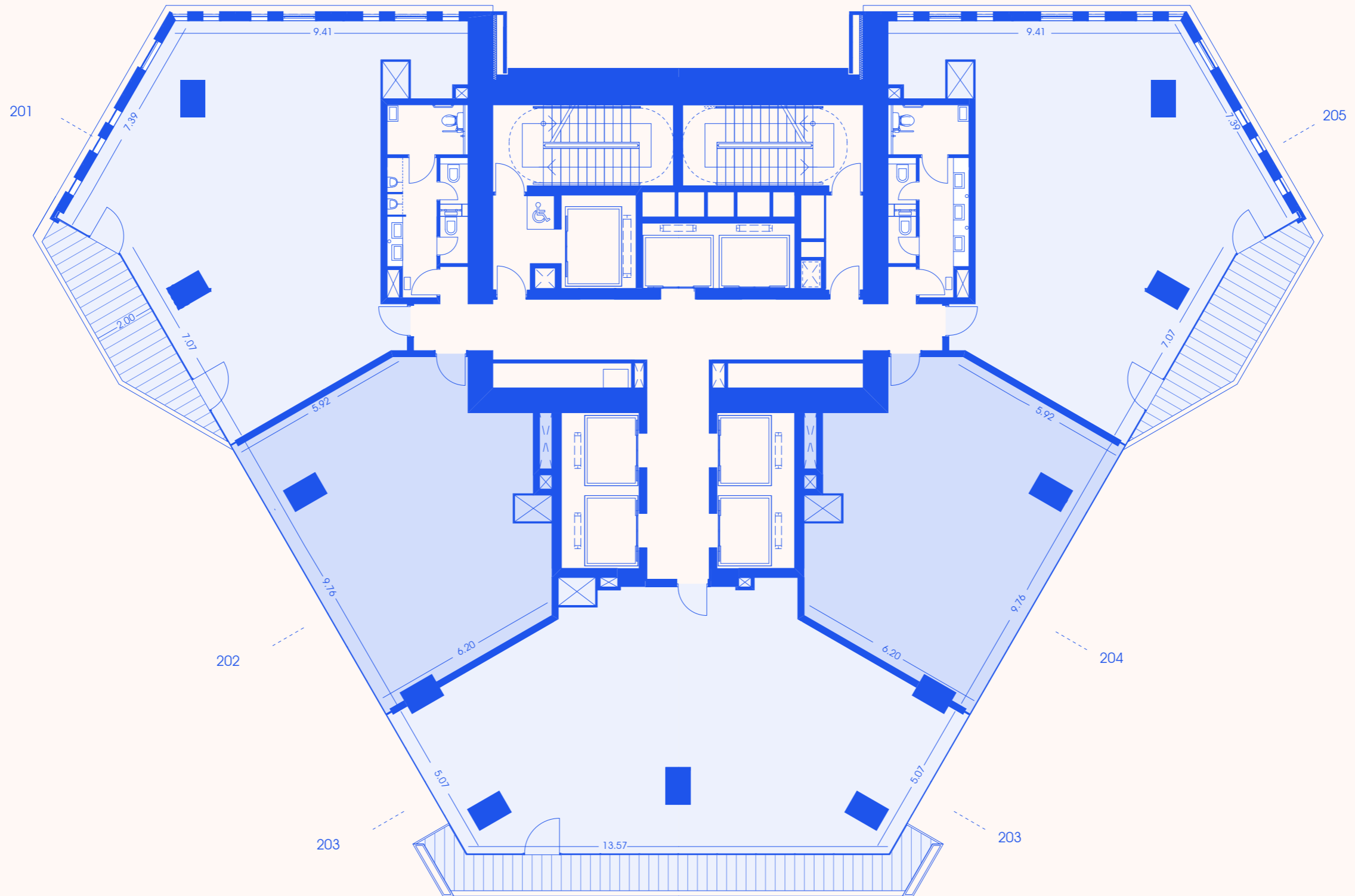
TOWER OFFICES

*“The West Tower features a state-of-the-art working space that embodies the spirit of a forward facing Limassol, in a design that is practical, allowing for optimum use of space, maximum natural daylight and flexible layouts adapting to changing market dynamics, all with prime sea views.”*

Hakim Khennouchi, Director, WKK Architects

# OFFICES

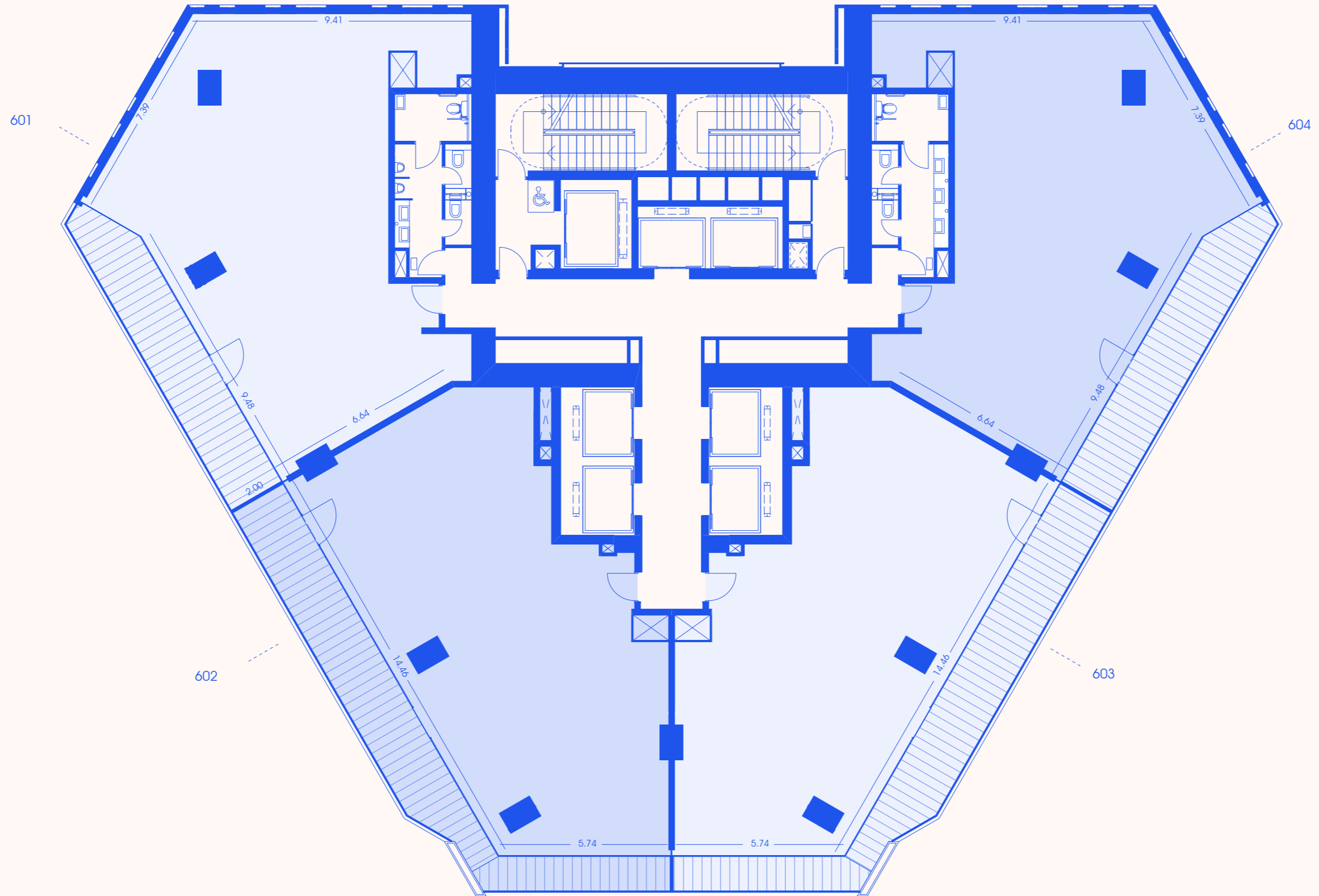
Levels 2 – 5



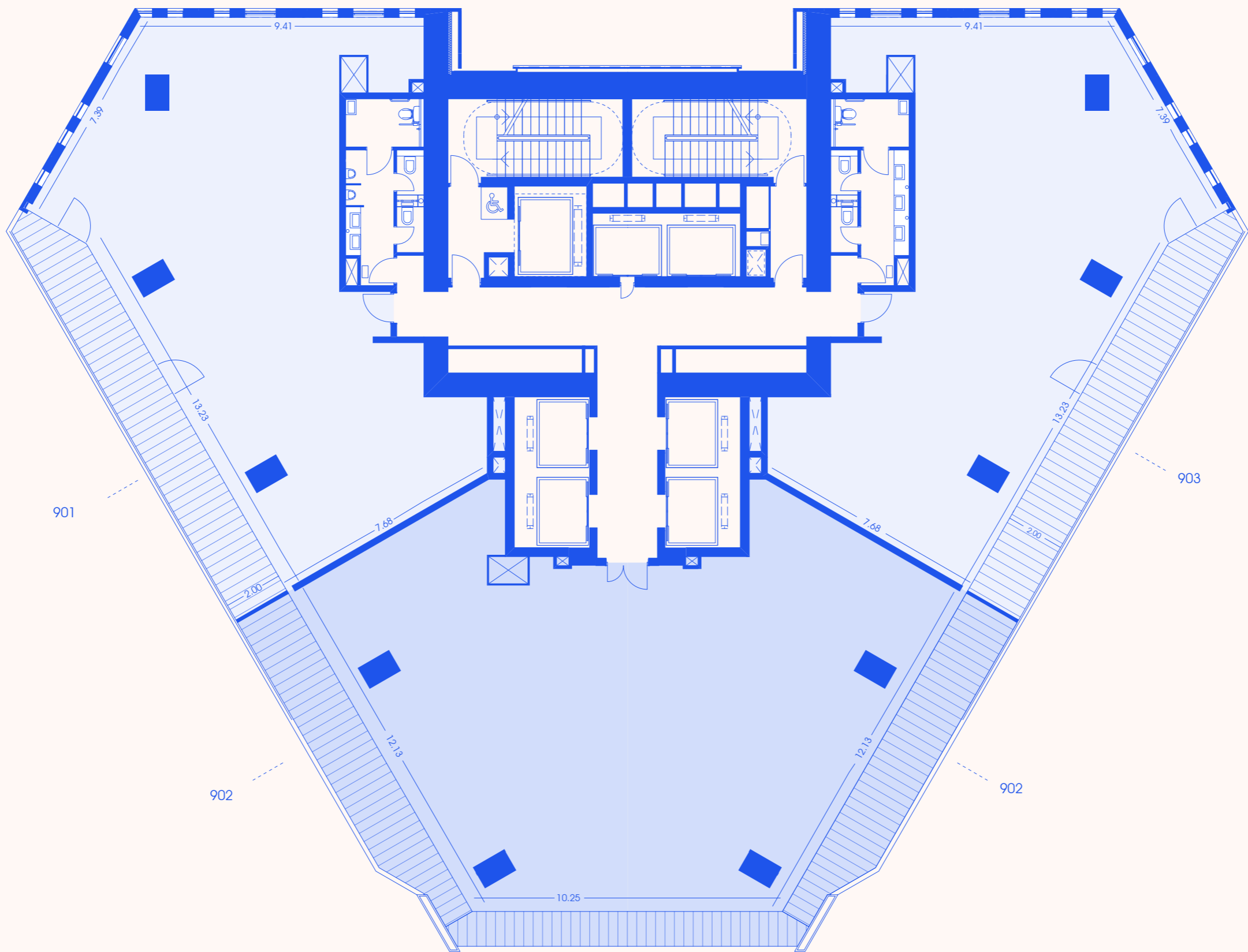


# OFFICES

Levels 6 – 8

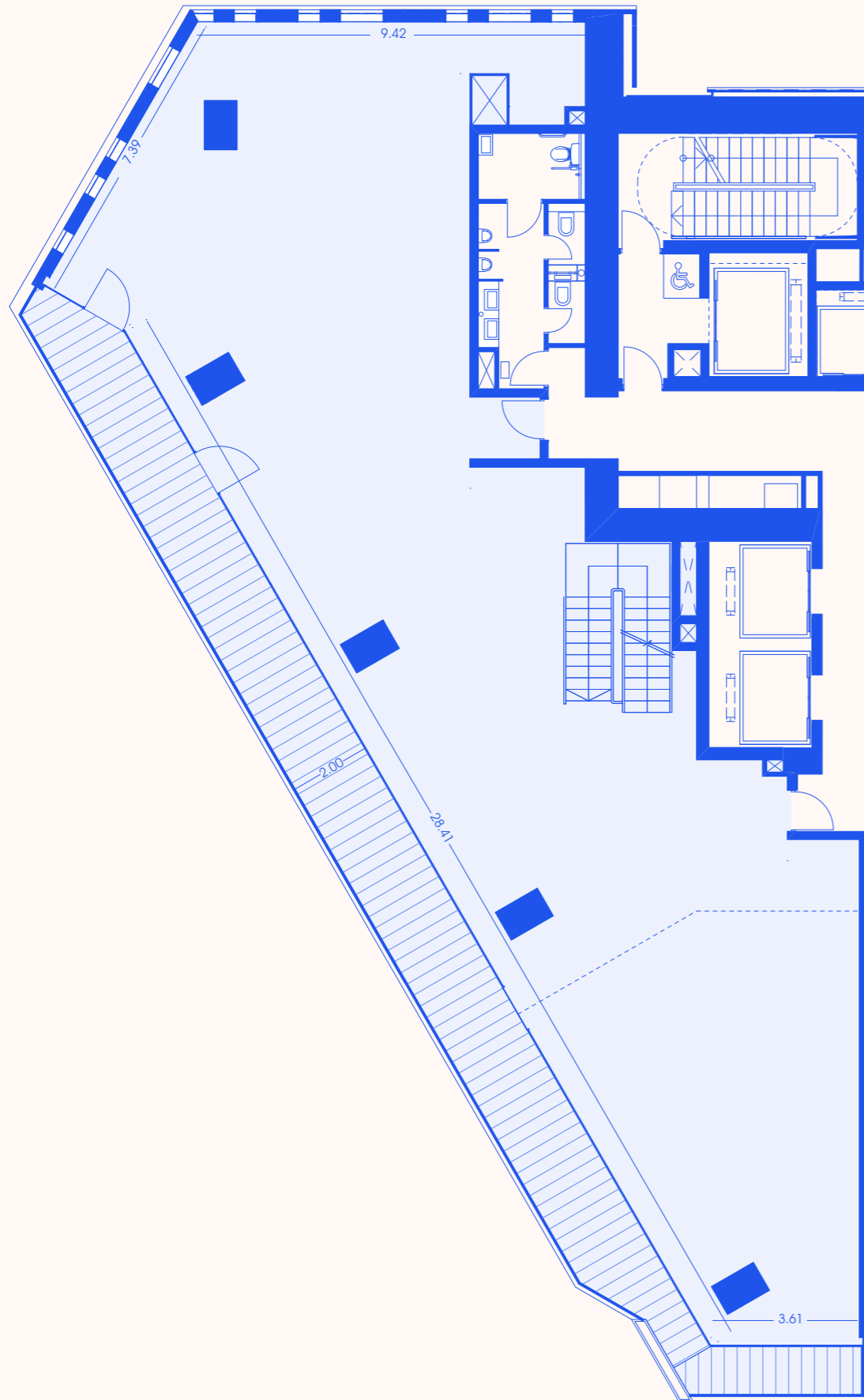


OFFICES  
Levels 9 – 14

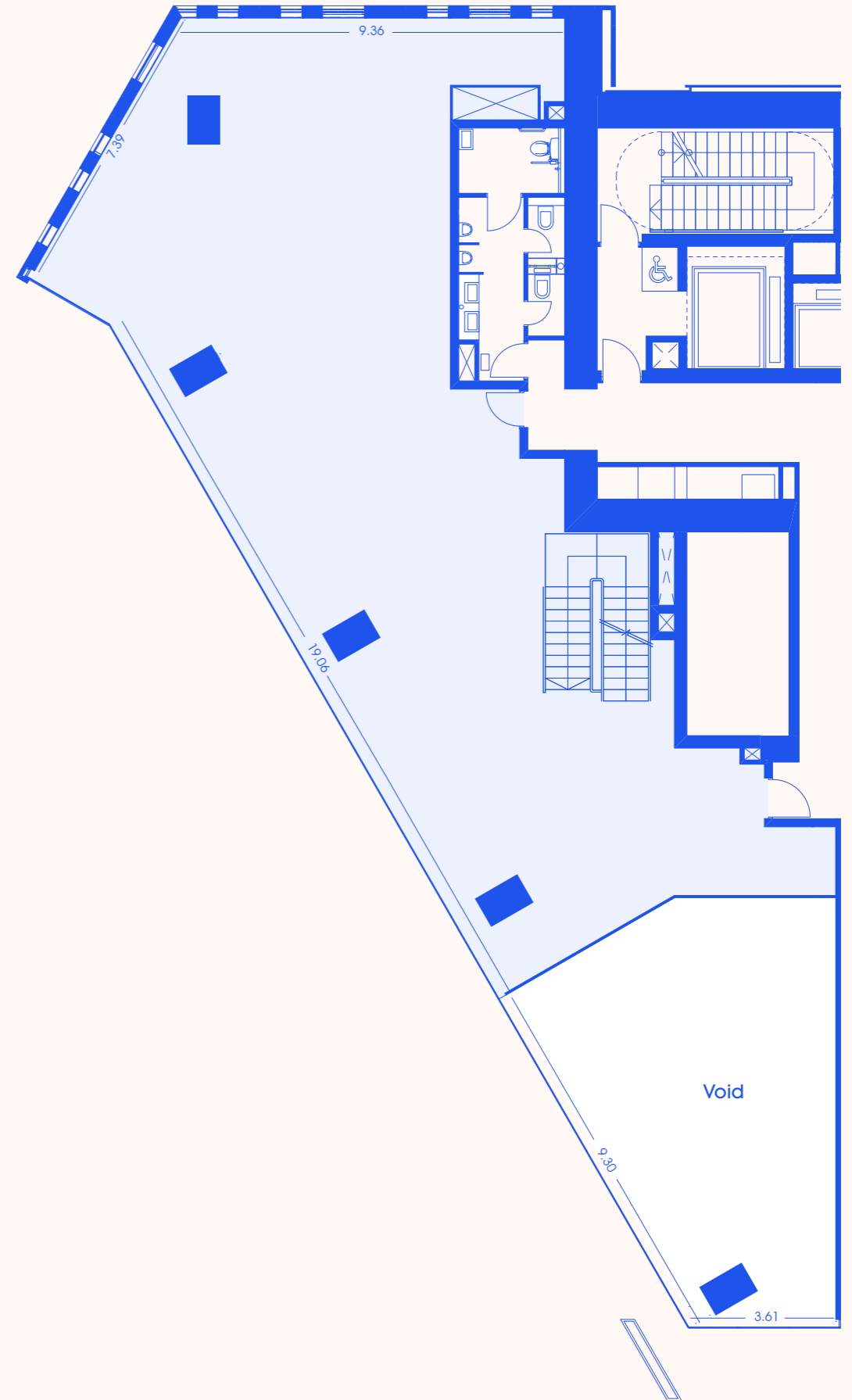




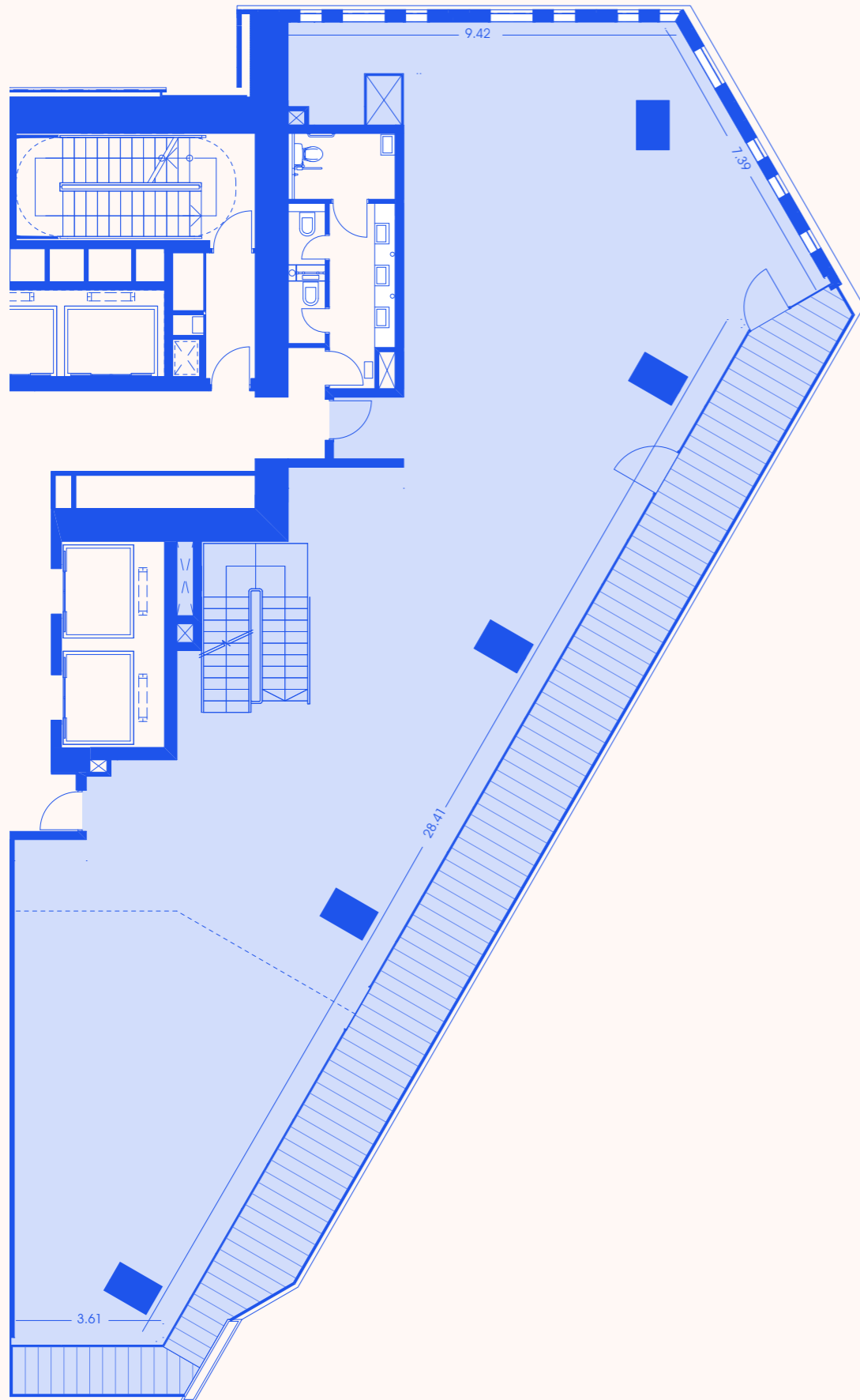
OFFICE 1501  
Level 15



OFFICE 1501  
Level 16



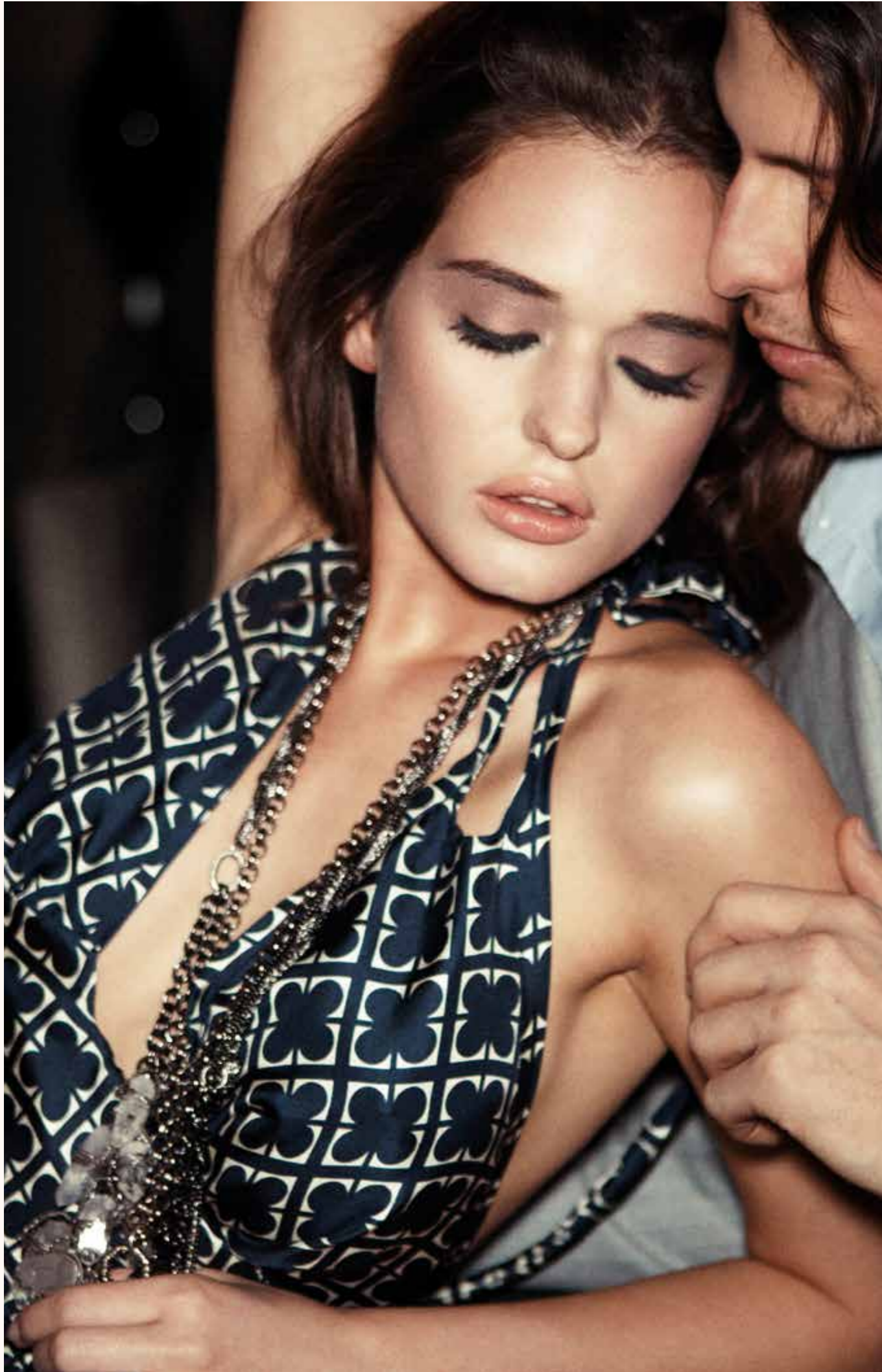
OFFICE 1502  
Level 15



OFFICE 1502  
Level 16







III

## PLAY

*“Closing my eyes, I can almost taste the crisp wine, rich foods and joyful laughter of the night ahead.”*

Trilogy has been just as thoughtfully considered on the outside. A breathtaking private pool, tennis court, children’s play area and tranquil gardens offer everyone a place to escape. And at the centre of it all, the beautiful plaza is home to fine restaurants, bars and shops: an inviting hub and the beating heart of this unique destination.



# STEP INTO THE OASIS

## LIMASSOL'S PARADISE

The Oasis is a private resident-only sanctuary, cradled by all three towers, offering hours of relaxation or recreation under the clear blue sky. A fusion of tailor-made services and stunning outdoor facilities, create the perfect 'resort' experience just moments away from the city's seafront promenade.

Whether in the mood for a game of tennis, a lazy day in the sun, quality time with your family or a brisk walk along the beach, this is the place to unwind or re-energise.

## PRIVATE OASIS

- *Swimming pools*
- *Pool bar*
- *Tennis court*
- *Children's play area*
- *Landscaped gardens*



*Right:* View out to the sea from the Oasis pool





# EMBRACE GLAMOUR



*Left:* Tables ready to be seated at one of Trilogy's fine restaurants



## MORNING TO NIGHT

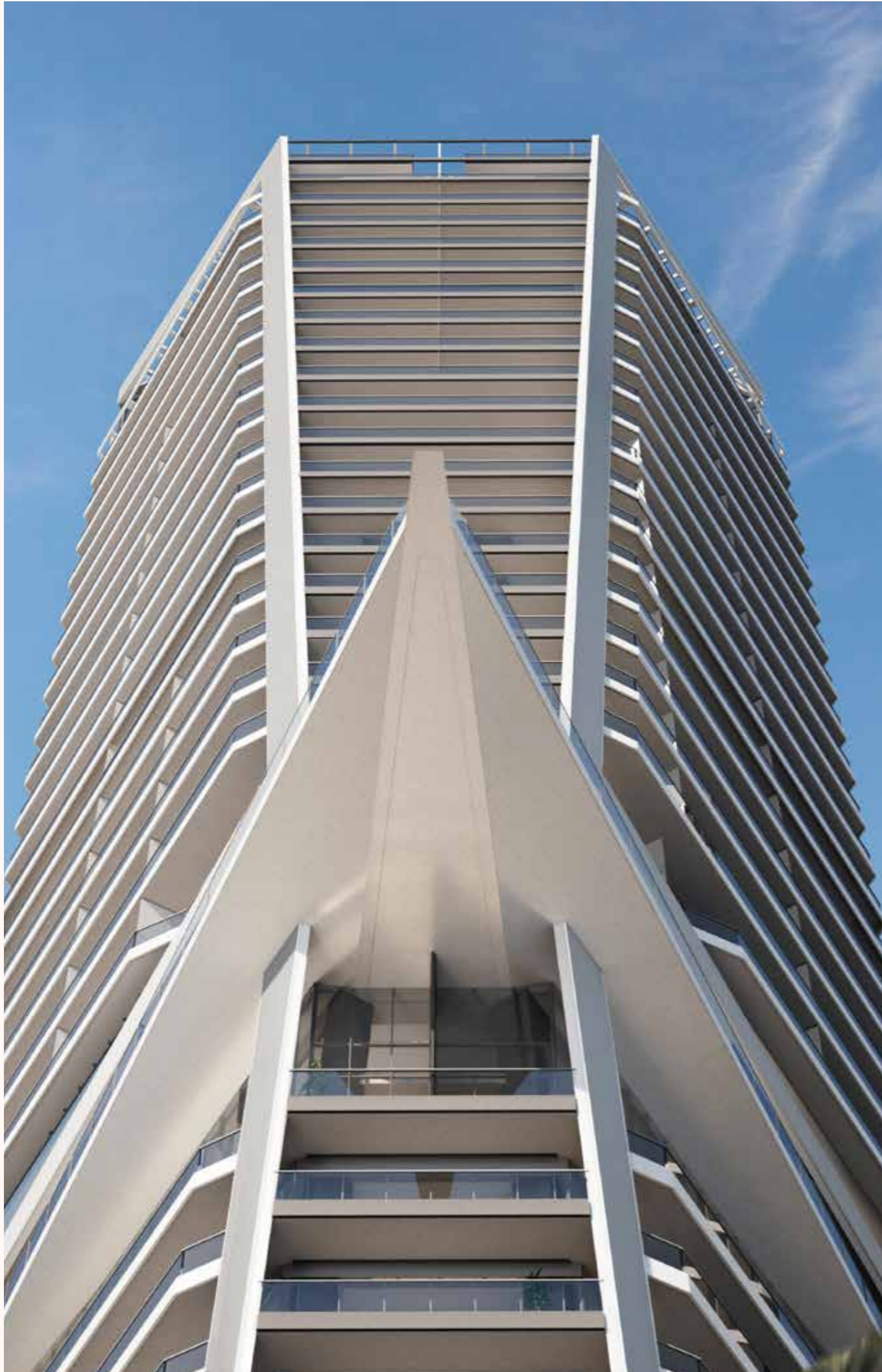
The Plaza is a bustling public space extending from the entrance of the development, to the centre of the two front towers. Restaurants, bars and shops combine to create a thriving hub that can be enjoyed by everyone, from dawn's first light to sundown and beyond.

Step out of your apartment or your office and catch up with family, friends or colleagues over a morning coffee, a light lunch, an early evening glass of wine and your favourite cuisine.

## PUBLIC PLAZA

- Restaurants
- Cafés and bars
- Shops





APARTMENTS AND OFFICES

# SPECIFICATIONS

*“Trilogy is a family of three towers conceived with a common DNA in mind. Each tower is unique and shares common genetic components with its siblings, linked into a single family group through a coherent architectural language.”*

♦♦♦

**Hakim Khennouchi**  
Director, WKK Architects



# West & East Tower Apartments

## SPECIFICATIONS

### CONCRETE STRUCTURE

Anti-seismic high strength reinforced concrete structure optimised with wind tunnel modelling.

### WALLS

All apartments are separated by solid 25cm insulated blockwork walls compliant with the European Directive 2002/91/EC on energy performance. Internal partition walls are made of plasterboard complete with insulation.

### FLOORS

- The entrance hall, bathrooms, kitchen, living and dining areas will be finished with large sized ceramic tiles.
- The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.
- The terrace will be paved with anti-slip ceramic tiles.

### WALL FINISHES EXTERNAL

- Concrete or blockwork wall surfaces will have three coats of plaster and two coats of external paint.
- Part of the external surface of the building will be covered with thermally insulated aluminium panels.

### WALL FINISHES INTERNAL

- Generally, all surfaces will be finished with spatula and painted with three coats of emulsion paint.
- The bathrooms will be lined with ceramic wall tiles up to a height of 2.4m.
- Guest toilets will be a combination of paint and ceramic tiles.

### CEILINGS

- Gypsum board system to enclose all services and provisions, painted with three coats of emulsion paint.
- Waterproof gypsum false ceiling will be provided in the bathrooms, painted with three coats of emulsion paint.

### DOORS AND WINDOWS

- The main entrance doors will be anti-burglary and fireproof steel leaf structures, with wooden panelling on the interior and exterior, a security lock and automatic floor seal.
- All internal doors will be imported ready-made to be installed.
- All external doors leading to the balconies will be sliding aluminium thermal frames with double low energy glazing.
- Openable external windows will be double glazed aluminium.

### WARDROBES AND KITCHEN

#### CUPBOARDS

- The kitchens will have granite worktops and back splash.
- The bedroom wardrobes and kitchen cupboards will be imported ready-made for installation.

#### KITCHEN APPLIANCES

Pre-fitted with a ceramic hob, electrical oven, extractor hood, washing machine, dishwasher and refrigerator.

#### SANITARY WARE AND MIXERS

- High quality imported white sanitary ware will be installed complete with accessories.
- Wall mounted toilets with concealed cistern will be installed.
- Mixers will be concealed single lever
- Stainless steel sinks will be provided in the kitchens.
- Glazed cubicles will be provided for showers and tempered glass splash screens for bathtubs.

#### WATER SUPPLY

- Hot and cold-water supply lines will be PVC.
- Mechanical installations' cupboard will be provided for each apartment with a heat pump unit to provide hot water to the water cylinder. Hot and cold water will be connected to a pressurised system.

#### ELECTRICAL INSTALLATIONS

- The entrance door will be controlled with a video entry phone.
- TV points will be provided in the living areas and all bedrooms.
- Telephone lines will be installed with telephone sockets in the kitchen, living room and all bedrooms.
- All ceiling spotlights will be provided.

#### ELECTRONIC HOME SYSTEM

- An automated touch panel control lighting system will be provided.
- An automated touch panel control air-conditioning system will be provided.
- Provisions for electrical curtains.
- Full provisions for surround sound in living room area.

#### AIR CONDITIONING, CENTRAL

##### HEATING AND VENTILATION

- Fresh air will be supplied to all apartments by individual indoor units.
- All lobby floors and common areas will be connected to common heat recovering air handling units for fresh air supply and subtraction to optimise energy efficiency.

### COOLING AND HEATING

Cooling and heating will be provided throughout the building by a de-centralised ground water heat pump system, the pumps and the heat exchangers will be installed in the common plant room, in the basement, and will serve all floors with the ground water. Each apartment will be connected to the system and a heat pump unit will be installed in the mechanical cupboard.

#### The heat pump unit will serve:

- Ceiling mounted FCU to carry out air conditioning.
- Underfloor heating through pipes and hot water circulation.

### ENERGY PERFORMANCE

**EPC Certificate** – All buildings comply with the local regulations of Energy Performance and all the towers have an A' rating certificate with high energy performance and low CO2 emissions.  
**Photovoltaics** – The development will include the installation of common photovoltaics on rooftops. Energy savings will benefit the tower's common areas to reduce electricity bills.

### ELEVATORS

- Access to all floors will be via three dedicated high-performance elevators.
- One of the lifts in each tower will be utilised as a service lift and fireman lift in case of emergency.

### COMMON AREAS:

Tower reception lobbies will be on the ground floor, accessible by residents only.

#### The towers will also provide:

- Gym and spa
- Bar and lounge area
- Indoor swimming pool
- Outdoor swimming pool
- Swimming pools
- Pool bar
- Tennis court
- Children's play area
- Landscaped gardens

### GEOTHERMAL EXCHANGE

Geothermal Energy will be used for the heating and cooling of the building.

### FIRE SAFETY

- Staircases and lift lobbies will be pressurised to avoid smoke ingress and allow a safe evacuation.
- All areas in the building (including apartments) and the basements will be complete with sprinklers that will be activated in case fire is detected.

# West Tower Apartments

## SCHEDULE OF AREAS

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(m <sup>2</sup> )	COVERED TERRACES(m <sup>2</sup> )	COMMON AREA(m <sup>2</sup> )	TOTAL COVERED AREA(m <sup>2</sup> )	UNCOVERED TERRACES(m <sup>2</sup> )
2001	20	3	140	37	29	206	0
2002	20	1	69	22	15	106	0
2003	20	2	113	55	24	192	4
2004	20	2	100	30	21	151	0
2005	20	3	140	37	29	206	0
2101	21	3	140	37	29	206	0
2102	21	1	69	22	15	106	0
2103	21	2	110	66	23	199	4
2104	21	2	100	33	22	155	0
2105	21	3	140	37	29	206	0
2201	22	3	140	37	29	206	0
2202	22	1	69	22	15	106	0
2203	22	2	112	58	24	194	4
2204	22	2	100	33	21	154	0
2205	22	3	140	37	29	206	0
2301	23	3	140	37	29	206	0
2302	23	1	69	22	15	106	0
2303	23	2	110	57	23	190	4
2304	23	2	100	33	22	155	0
2305	23	3	140	37	29	206	0
2401	24	3	140	37	29	206	0
2402	24	1	69	22	15	106	0
2403	24	2	107	53	23	183	4
2404	24	2	100	33	22	155	0
2405	24	3	140	37	29	206	0
2501	25	3	141	37	29	207	0
2502	25	3	159	98	32	289	5
2503	25	2	93	40	20	153	0
2504	25	3	139	37	28	204	0
2601	26	3	141	37	29	207	0
2602	26	3	156	94	32	282	5
2603	26	2	93	40	20	153	0
2604	26	3	139	37	29	205	0
2701	27	3	141	37	29	207	0
2702	27	3	152	92	31	275	5
2703	27	2	93	40	20	153	0
2704	27	3	139	37	29	205	0
2801	28	3	141	37	29	207	0
2802	28	3	148	90	31	269	5
2803	28	2	93	40	20	153	0
2804	28	3	139	37	29	205	0
2901	29	3	139	38	31	208	0
2902	29	2	114	65	26	205	3
2903	29	2	115	65	26	206	3
2904	29	3	139	38	31	208	0
3001	30	3	140	38	31	209	0
3002	30	2	112	63	25	200	3
3003	30	2	113	63	25	201	3
3004	30	3	140	38	31	209	0
3101	31	3	140	38	31	209	0
3102	31	2	110	62	25	197	3
3103	31	2	111	62	25	198	3
3104	31	3	140	38	31	209	0
3201	32	3	140	38	31	209	0
3202	32	2	108	61	25	194	3
3203	32	2	108	61	25	194	3
3204	32	3	140	38	31	209	0
3301	33	3	140	38	32	210	0
3302	33	2	105	60	24	189	3
3303	33	2	106	60	24	190	3
3304	33	3	140	38	32	210	0
3401	34	4	250	97	50	397	3
3402	34	4	249	97	50	396	3
3501	35	4	247	96	50	393	3
3502	35	4	246	96	50	392	3
3601	36	4	244	95	49	388	3
3602	36	4	243	95	50	388	3
3701	37 & 38	5	444	39	95	578	79
3702	37 & 38	5	444	39	95	578	79

# East Tower Apartments

## SCHEDULE OF AREAS

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(m <sup>2</sup> )	COVERED TERRACES(m <sup>2</sup> )	COMMON AREA(m <sup>2</sup> )	TOTAL COVERED AREA(m <sup>2</sup> )	UNCOVERED TERRACES(m <sup>2</sup> )
201	2	3	132	25	34	191	0
202	2	2	89	35	23	147	0
203	2	2	100	67	26	193	0
204	2	1	69	24	18	111	0
205	2	3	132	25	34	191	0
301	3	3	132	25	34	191	0
302	3	2	89	35	23	147	0
303	3	2	100	67	26	193	0
304	3	1	69	24	18	111	0
305	3	3	132	25	34	191	0
401	4	3	132	25	34	191	0
402	4	2	89	35	23	147	0
403	4	2	100	67	26	193	0
404	4	1	69	24	18	111	0
405	4	3	132	25	34	191	0
501	5	3	132	25	34	191	0
502	5	2	89	35	23	147	0
503	5	2	100	67	26	193	0
504	5	1	69	24	18	111	0
505	5	3	132	25	34	191	0
601	6	3	132	25	34	191	0
602	6	2	89	35	23	147	0
603	6	2	100	67	26	193	0
604	6	1	69	24	18	111	0
605	6	3	132	25	34	191	0
701	7	3	132	25	34	191	0
702	7	2	89	35	23	147	0
703	7	2	100	67	26	193	0
704	7	1	69	24	18	111	0
705	7	3	132	25	34	191	0
801	8	3	132	25	34	191	0
802	8	2	89	35	23	147	0
803	8	2	100	67	26	193	0
804	8	1	69	24	18	111	0
805	8	3	132	25	34	191	0
901	9	3	132	25	34	191	0
902	9	2	89	35	23	147	0
903	9	2	100	67	26	193	0
904	9	1	69	24	18	111	0
905	9	3	132	25	34	191	0
1001	10	3	132	25	34	191	0
1002	10	2	89	35	23	147	0
1003	10	2	100	67	26	193	0
1004	10	1	69	24	18	111	0
1005	10	3	132	25	34	191	0
1401	14	3	133	25	34	192	0
1402	14	2	90	35	23	148	0
1403	14	2	100	65	25	190	0
1404	14	1	70	24	18	112	0
1405	14	3	133	25	34	192	0
1501	15	3	133	25	34	192	0
1502	15	2	90	35	23	148	0
1503	15	2	99	65	25	189	1
1504	15	1	70	24	18	112	0
1505	15	3	133	25	34	192	0
1601	16	3	133	25	34	192	0
1602	16	2	90	35	23	148	0
1603	16	2	99	63	25	187	2
1604	16	1	70	24	18	112	0
1605	16	3	133	25	34	192	0
1701	17	3	133	25	34	192	0
1702	17	2	90	35	23	148	0
1703	17	2	99	61	25	185	2
1704	17	1	70	24	18	112	0
1705	17	3	133	25	34	192	0
1801	18	3	133	25	34	192	0
1802	18	2	90	35	23	148	0

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(m <sup>2</sup> )	COVERED TERRACES(m <sup>2</sup> )	COMMON AREA(m <sup>2</sup> )	TOTAL COVERED AREA(m <sup>2</sup> )	UNCOVERED TERRACES(m <sup>2</sup> )
1803	18	2	99	60	25	184	2
1804	18	1	70	24	18	112	0
1805	18	3	133	25	34	192	0
1901	19	3	133	25	34	192	0
1902	19	2	90	35	23	148	0
1903	19	2	98	58	25	181	2
1904	19	1	70	24	18	112	0
1905	19	3	133	25	34	192	0
2001	20	3	133	25	30	188	0
2002	20	2	91	35	21	147	0
2003	20	3	176	80	39	295	3
2004	20	3	133	25	30	188	0
2101	21	3	133	25	30	188	0
2102	21	2	91	35	21	147	0
2103	21	3	176	77	39	292	3
2104	21	3	133	25	30	188	0
2201	22	3	133	25	30	188	0
2202	22	2	91	35	21	147	0
2203	22	3	174	75	39	288	4
2204	22	3	133	25	30	188	0
2301	23	3	133	25	30	188	0
2302	23	2	91	35	21	147	0
2303	23	3	173	72	39	284	4
2304	23	3	133	25	30	188	0
2401	24	3	133	25	30	188	0
2402	24	2	91	35	21	147	0
2403	24	3	170	70	38	278	4
2404	24	3	133	25	30	188	0
2501	25	3	133	25	31	189	0
2502	25	2	91	35	21	147	0
2503	25	3	167	65	38	270	7
2504	25	3	133	25	31	189	0
2601	26	3	134	25	35	194	0
2602	26	2	120	49	31	200	3
2603	26	2	120	49	31	200	3
2604	26	3	134	25	35	194	0
2701	27	3	134	25	35	194	0
2702	27	2	118	48	30	196	3
2703	27	2	117	48	30	195	3
2704	27	3	134	25	35	194	0
2801	28	3	134	25	36	195	0
2802	28	2	116	46	30	192	4
2803	28	2	115	46	30	191	4
2804	28	3	134	25	36	195	0
2901	29	3	134	25	36	195	0
2902	29	2	113	44	30	187	5
2903	29	2	113	44	30	187	5
2904	29	3	134	25	36	195	0
3001	30	3	134	25	37	196	0
3002	30	2	110	41	29	180	6
3003	30	2	109	41	29	179	6
3004	30	3	134	25	37	196	0
3101	31	4	253	64	51	368	6
3102	31	4	258	64	52	374	6
3201	32	4	249	62	51	362	6
3202	32	4	255	62	52	369	6
3301	33	4	244	59	51	354	7
3302	33	4	250	59	52	361	7
3401	34 & 35	5	424	20	99	543	70
3402	35 & 35	5	424	20	99	543	70



# West Tower Offices

## SPECIFICATIONS

### CONCRETE STRUCTURE

Anti-seismic high strength reinforced concrete structure optimised with wind tunnel modelling.

### WALLS

All offices are separated by solid 25cm insulated blockwork walls compliant with the European Directive 2002/91/EC on energy performance.

Internal partition walls are made of plasterboard complete with insulation.

### FLOORS

i. The entrance hall, bathrooms and kitchen will be finished with ceramic tiles.

ii. Office areas will have a modular raised floor tile system installed.

### CEILINGS

i. The entrance lobby, lift lobbies and toilets will be finished with Gypsum board suspended ceilings.

ii. Offices will be finished with acoustic gypsum tile suspended ceilings.

### DOORS

i. The office doors will be timber veneered solid doors with matching solid timber frames.

ii. All external doors leading to the balconies shall be hinged aluminium doors.

iii. Lobby hallways and toilet doors will be painted solid timber doors, compliant with local fire regulations.

iv. Lift entrances will be stainless steel.

### TOILETS

High quality imported white sanitary ware will be installed complete with accessories.

### ELECTRICAL INSTALLATION

All electrical installations will be in accordance with BS7671:2001 (2004) 17th Edition IEE wiring regulations.

### COMMON AREAS

i. LED lighting will be installed in the lobby, reception, outdoor car parking and landscaped area.

ii. CCTV monitoring and intruder alarm systems will control the entrance and basement car parking areas.

iii. Video Intercom systems linking entrance gate and basement car parking entrance doors to the reception area.

iv. Access door controls at all entrances of building.

v. Voice and data communication will be provided with structured cabling.

vi. The building will have an approved lightning protection system.

### OFFICES INTERNAL

i. Provisions for lighting, fire alarm, intruder alarm, structured cabling, voice and data network will be available.

ii. Provision for access door controls at the entrances.

### ELEVATORS

Access to all office floors via four dedicated high-performance elevators.

### VENTILATION

The ground reception area and lift lobbies will be ventilated and air conditioned.

### COOLING AND HEATING

Cooling and heating will be provided throughout the building by a decentralised ground water heat pump system (geothermal energy).

A provision to connect to the system for each office will be made, with the equipment and pipe work to be installed by the owners / tenants.

### ENERGY PERFORMANCE CERTIFICATE

All buildings comply with the local regulations of energy performance and all the offices have an A' rating certificate.

### LANDSCAPING

The ground floor will have landscaped gardens with green areas and outdoor seating spaces in a large Plaza.

### CAR PARKING AREA

Parking spaces in basement levels will be allocated to the owners / tenants, according to the office size.

### FIRE SAFETY

i. Staircases and lift lobbies will be pressurised to avoid smoke ingress and allow safe evacuation.

ii. All common areas in the building will be complete with sprinklers that will be activated in case fire is detected.

iii. Owners / tenants will need to install sprinklers in their offices.

# West Tower Offices

## SCHEDULE OF AREAS

OFFICE NO.	FLOOR NO.	COVERED INTERNAL(m <sup>2</sup> )	COVERED TERRACES(m <sup>2</sup> )	COMMON AREA(m <sup>2</sup> )	TOTAL COVERED AREA(m <sup>2</sup> )
201	2	112	13	39	164
202	2	78	0	27	105
203	2	124	22	43	189
204	2	78	0	27	105
205	2	112	13	39	164
301	3	112	17	39	168
302	3	78	20	27	125
303	3	129	38	44	211
304	3	78	20	27	125
305	3	112	17	39	168
401	4	112	17	38	167
402	4	78	20	27	125
403	4	134	39	46	219
404	4	78	20	27	125
405	4	112	17	38	167
501	5	112	17	38	167
502	5	78	20	27	125
503	5	140	40	47	227
504	5	78	20	27	125
505	5	112	17	38	167
601	6	133	22	45	200
602	6	130	36	44	210
603	6	130	36	44	210
604	6	133	22	45	200
701	7	133	22	44	199
702	7	132	36	44	212
703	7	132	36	44	212
704	7	133	22	44	199
801	8	133	22	44	199
802	8	134	37	44	215
803	8	134	37	44	215
804	8	133	22	44	199
901	9	165	29	53	247
902	9	213	60	68	341
903	9	165	29	53	247
1001	10	165	29	53	247
1002	10	217	63	69	349
1003	10	165	29	53	247
1101	11	165	29	52	246
1102	11	221	63	70	354
1103	11	165	29	52	246
1201	12	165	29	52	246
1202	12	225	64	71	360
1203	12	165	29	52	246
1301	13	165	29	52	246
1302	13	229	65	71	365
1303	13	165	29	52	246
1401	14	165	29	51	245
1402	14	232	66	72	370
1403	14	165	29	51	245
1501	15 & 16	497	63	172	732
1502	15 & 16	497	63	172	732

# TRIOLOGY

LIMASSOL SEAFRONT

## THE TEAM

**Developers:** Cybarco Development Ltd, the leading luxury property developer in Cyprus. Part of the prestigious Lanitis Group, established over 70 years ago, Cybarco also has offices in Moscow, St Petersburg and Athens. The company is responsible for the fruition of many of the island's landmark projects, including Akamas Bay Villas, Sea Gallery Villas, The Oval and Limassol Marina.

**Contractors:** a JV of Cybarco Limited, the contracting division of the established Lanitis Group of Companies leading the industry in Cyprus since 1945, and Cebarco, a major building and civil engineering company based in Bahrain providing management, technical and engineering services across a range of landmark projects.

**Architects:** world-renowned WKK, an award-winning UK based architectural practice, creating relevant, innovative and bespoke developments for a select number of international clients. Each project is a unique challenge to social, environmental and economic values and an exciting opportunity to exceed clients' expectations and enrich people's lives.

**Structural engineers:** engineering design by Thornton Tomasetti, a 1,200-person organisation providing engineering design, investigation and analysis services to clients worldwide through ten complementary and integrated practices; A. J. Pericleous LLC, an awarded civil engineering firm established in Cyprus in 1994; and Evripidou Engineers, involved in the design and supervision of significant building and infrastructure projects in Cyprus.

**Interior designers:** side2side, an architectural interior design firm based in Cyprus, offering a full range of design services to large scale projects and private clients across Europe. The extended team of qualified architects and interior designers is involved in all stages of project management, providing clients with innovative and unique turn-key solutions.

**Electrical engineers:** Elemec Engineering Consultants, a consulting practice established in Cyprus in 1974 and behind some of the island's most prestigious projects, providing comprehensive electrical and mechanical designs and supervision both locally and internationally.

**Mechanical engineers:** Yfantis Engineering Ltd, a mechanical-electrical design and consulting firm, focusing on energy and water sustainable technologies applied in large-scale building projects.

**Fire and life safety consultants:** FPC Middle East, an independent consultancy with over 100 years of regional and international experience, specialising in fire engineering, technical safety and emergency management in the Middle East, Far East, Africa, the CIS and Caribbean.

**Acoustical consulting:** CY ACOUSTICS a Limassol based firm dealing with a broad range of acoustical, noise and electroacoustic services.

**Brand design and identity:** Brand design and identity: designed and produced by BEAR, a strategic and creative brand communications agency founded in London in 2000 and delivering work internationally. [bearlondon.com](http://bearlondon.com)

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