



# THE REGAL TOWER

LIMASSOL - CYPRUS









# Table of Contents

---

## 04

---

THE REGAL TOWER

## 05

---

A WORD FROM THE ARCHITECT

## 08-09

---

KEY FEATURES AND SPECIFICATIONS

## 12-19

---

THE PROJECT

## 20

---

AREA ANALYSIS

## 24-25

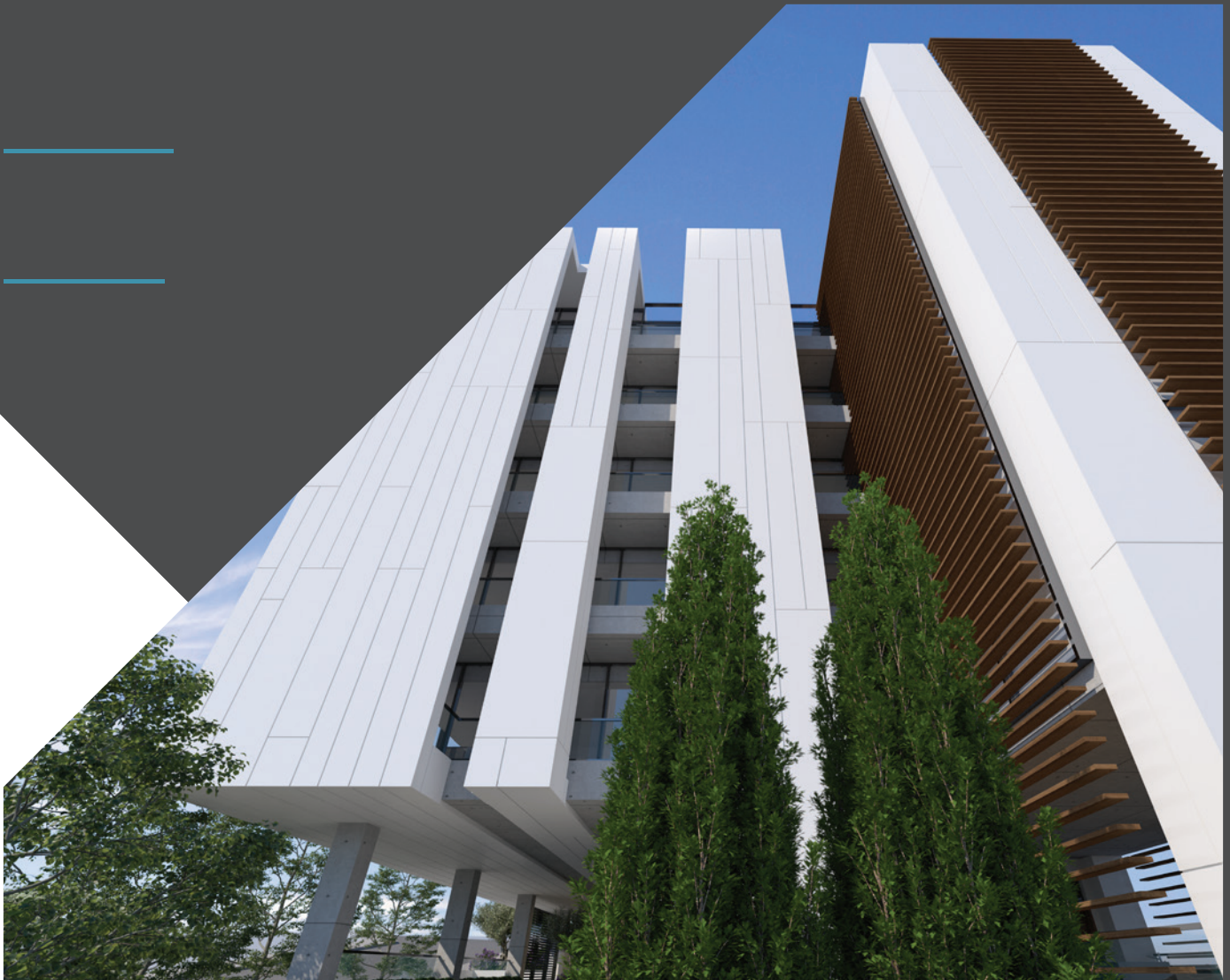
---

LOCATION

# THE REGAL TOWER

---

The Regal Tower is a new Modern Luxury Office building offering a pleasant working environment. It is strategically situated on the Limassol motorway to Paphos, Larnaca and Nicosia with easy access from either direction. Larnaca International Airport is merely 45 minutes away, whereas Paphos International Airport is only 35 minutes away. Particular attention has been paid to providing modern office facilities and ample parking areas. The ground floor has covered areas where staff and guests may be entertained. The roof garden provides magnificent views of the town of Limassol as well as an uninterrupted view of the Limassol Bay.





## A **WORD** FROM THE ARCHITECT

---

The 3D volume and outline of the building is based on the Modern Architecture's moto "Forms Follows Function", promoting aesthetics and elevations which are honest to the building's scope and structure. Following the slope of the western road, the West Elevation provides the Main Pedestrians Entrance and Access.

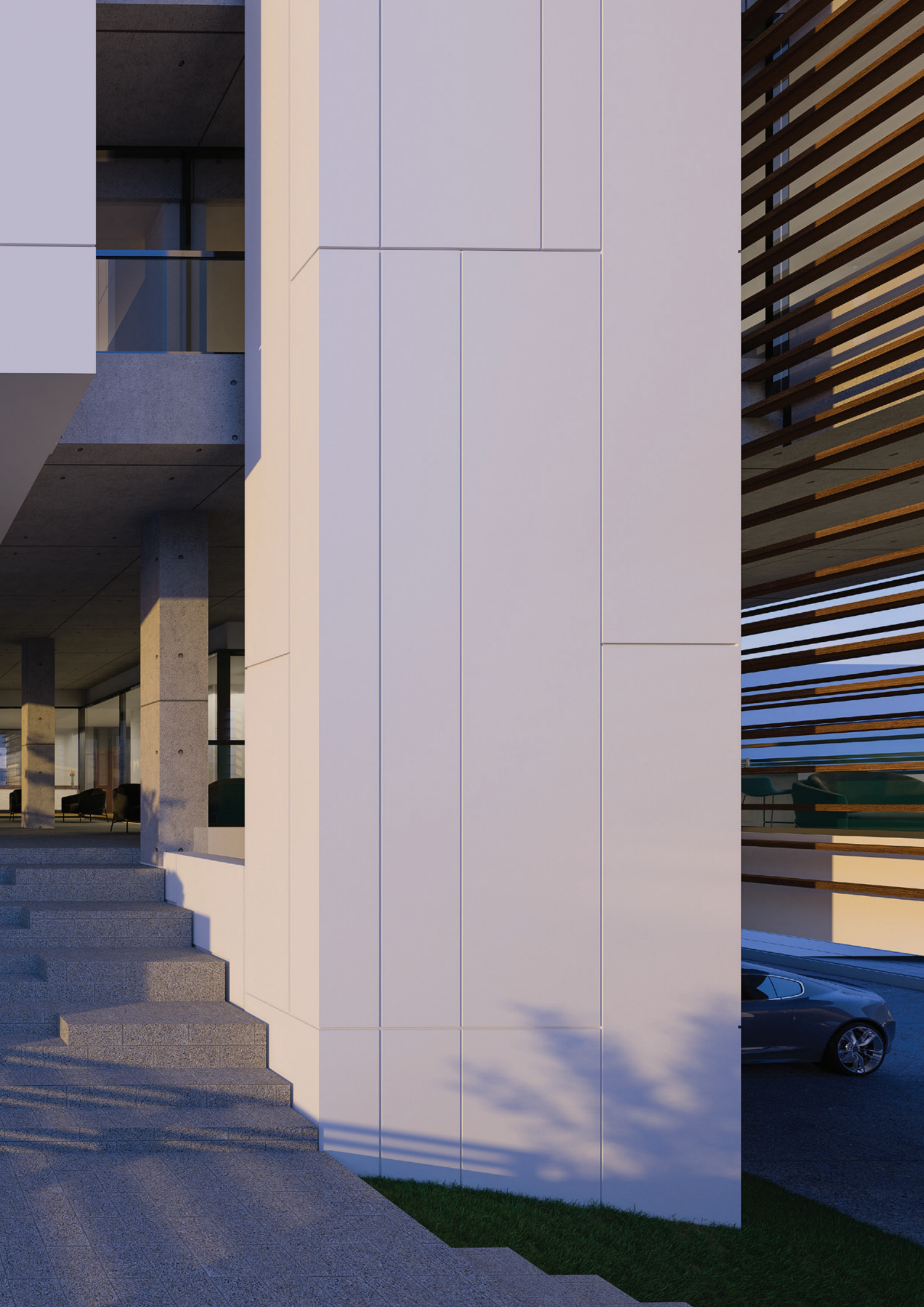
Two separate, controlled Parking areas, for Guests and Employees are located in the north part of the plot and at the basement of the Building with dedicated vehicle access for Entry and Exit. The Ground floor Level accommodates more than the Entrance Lobby. It is actually a Hub of Social Interaction of the Employees and Guests of the Building, with hard and soft landscaped areas, pedestrian walkways and closed/open sitting areas.

The Office areas are designed for flexibility and productivity, with controlled micro-climate and excellent energy efficiency. Working in a pleasant environment promotes Employees and Guests wellbeing and productivity. A garden in the Sky is located at the roof of the building for parties and gatherings, providing outstanding views of the City of Limassol and the Mediterranean Sea.









# KEY FEATURES

## HEATING AND AIR CONDITIONING

Central VRV/VRF System with independent Ceiling Mounted Built-in units in all Offices and Entrance Lobby

## SECURITY INTRUDER & FIRE ALARM SYSTEM

Emergency Lighting Installation/ CCTV system to monitor all common areas

## ACCESS SYSTEM

Video Phone Installation / Card-reader access control to pedestrian entrances and to car park

## PHOTO-VOLTAIC PANELS

100 photo-voltaic panels, 25% contribution from renewable energy sources

## BUILDING ENERGY CATEGORY

Energy Class A Building

# SPECIFICATIONS

|                 |                                       |  |
|-----------------|---------------------------------------|--|
| STRUCTURE       | Foundations                           | Reinforced Concrete Raft Foundation Slab   |
|                 | Superstructure                        | Voided Biaxial Slab -Cobiax Technology complying with all official earthquake requirements                     |
|                 | Parking Area                          | Steel Portal Frame Structure & Deck Reinforced Slab  |
|                 | Exterior Walls                        | 300 mm External Dry Wall / Curtain Wall System / Aluminum Panels compliant to Local Fire Authority Regulations |
|                 | Interior Walls                        | 100 mm Internal Dry Wall / Glass Partitions  |
| FLOORS FINISHES | Offices                               | Raised Floor - Finish Subject to Buyer's choice  |
|                 | Veranda                               | High Quality Ceramic Tiles / High Quality Synthetic Decking  |
|                 | WC/ Restrooms                         | High Quality Ceramic Tiles   |
|                 | Kitchenette                           | High Quality Ceramic Tiles   |
|                 | Central Core Staircase & Fire Lobbies | Antis-lip epoxy paint  |
|                 | Office Lobbies                        | High Quality Ceramic Tiles   |
|                 | Entrance Lobby                        | High Quality Ceramic Tiles   |
|                 | Entrance Covered spaces               | Terrazzo Pebbled Rough Stone Tiles/ High Quality Ceramic Tiles High Quality Synthetic Decking                  |
|                 | Parking Areas                         | Asphalt Finish   |
|                 | Roof Garden                           | High Quality Synthetic Floor Decking   |
| WALLS FINISHES  | Offices                               | Dry Wall Paint/ Glass Partitions   |
|                 | WC/ Restrooms                         | High Quality Ceramic Tiles   |
|                 | Kitchenette                           | High Quality Ceramic Tiles   |
|                 | Central Core Staircase                | Fair-faced concrete  |
|                 | Office Lobbies                        | High Quality Ceramic Tiles   |



## CEILINGS FINISHES

|                |  |
|----------------|--|
| Offices        | Plasterboard suspended ceiling finished with spatula and paint |
| WC/ Restrooms  | Plasterboard suspended ceiling finished with spatula and paint |
| Kitchenette    | Plasterboard suspended ceiling finished with spatula and paint |
| Office Lobbies | Plasterboard suspended ceiling finished with spatula and paint |
| Entrance Lobby | Plasterboard suspended ceiling finished with spatula and paint |

## TIMBER WORKS

|                                       |  |
|---------------------------------------|--|
| Offices                               | Timber Doors & Frames  |
| Offices Main Entrance                 | Timber Frame Fire Resistance Doors compliant to Local Fire Authority Regulations |
| Toilets                               | Timber Frame Doors/ High quality laminate cabinets & counter-tops                |
| Kitchens                              | Timber Frame Doors/ High quality laminate cabinets & counter-tops                |
| Central Core Staircase & Fire Lobbies | Timber Frame Fire Resistance Doors compliant to Local Fire Authority Regulations |
| Ducts                                 | Timber Frame Fire Resistance Doors compliant to Local Fire Authority Regulations |

## ALUMINUM DOORS/ WINDOWS

|                  |   |
|------------------|---|
| External Doors   | Thermal Break Aluminium Framing & Energy Saving Double Glazing<br>Anodized Aluminium Framed & Louvers |
| External Windows | Thermal Break Aluminium Framing & Energy Saving Double Glazing<br>Anodized Aluminium Framed & Louvers |

## MECHANICAL SERVICES

|                        |  |
|------------------------|--|
| Fire Protection System | Main Riser System with dry Riser landing valve located on each floor and Fire Hose Reel Cabinet at all office levels according to the Fire Authority Regulations |
| Lifts                  | Two passenger lifts to serve mechanical floor to Roof Garden   |
| Toilets Ventilation    | Office Toilets on each floor level shall be mechanically ventilated by stand alone extraction systems  |
| Offices Ventilation    | Mechanical Ventilation in office spaces  |

## ELECTRICAL SERVICES

|                         |   |
|-------------------------|---|
| Telecommunication       | Full Installation of Wi-Fi System and phone outlets |
| TV                      | TV points in all conferences rooms                  |
| Electrical Installation | Structure Cabling network to all work stations      |

## FACILITIES

|                        |   |
|------------------------|---|
| Parkings               | 18 covered & 36 uncovered parking spaces divided to two separate controlled parking areas |
| Entrance covered areas | Pedestrian walkways and sitting areas served from the kitchenette                         |
| Roof Garden            | Seating Area  |

## ENERGY STRATEGY

|                 |  |
|-----------------|--|
| Shading louvers | Façade Sunshade Louvers appropriately oriented for maximum energy efficiency |
|-----------------|--|

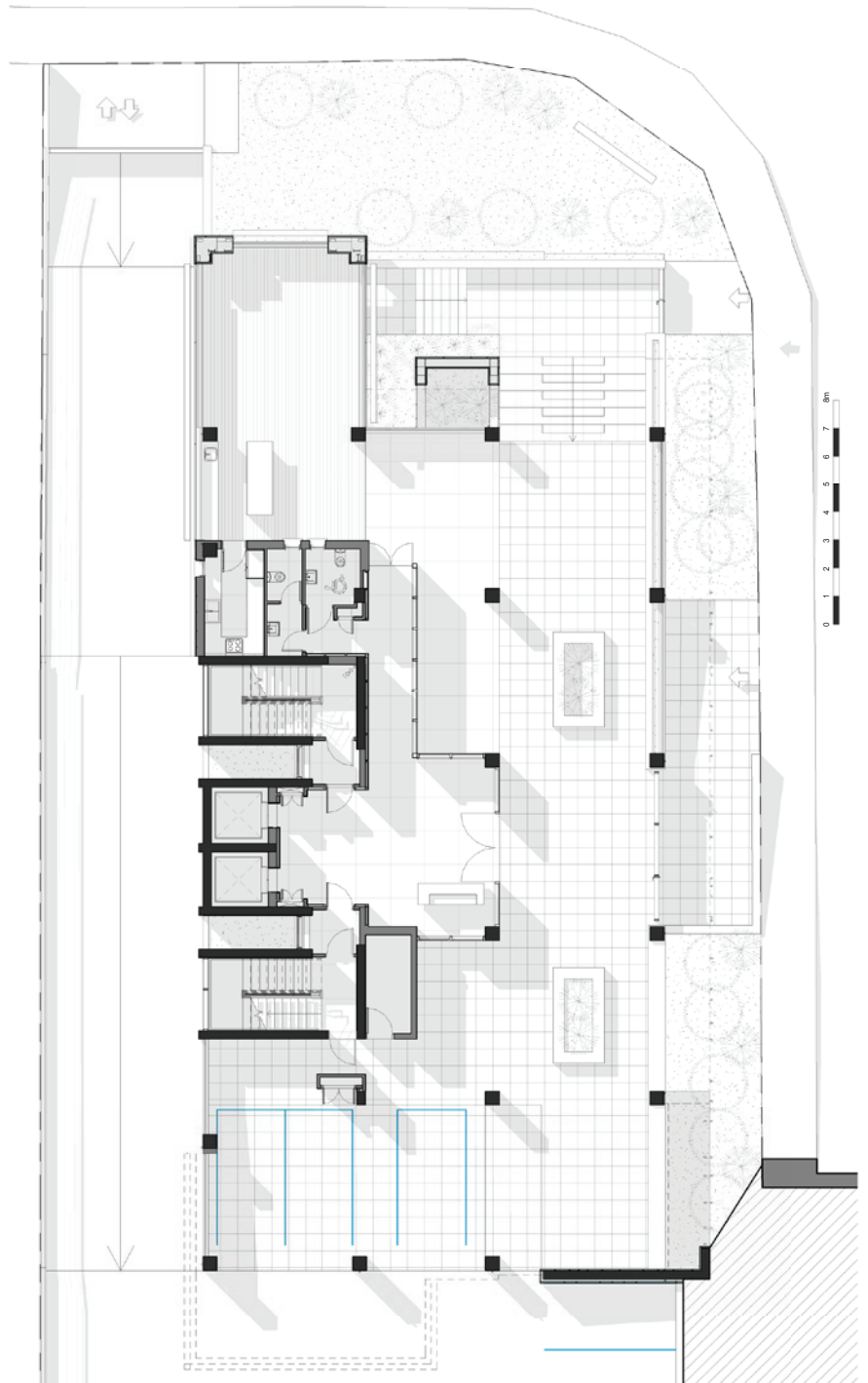








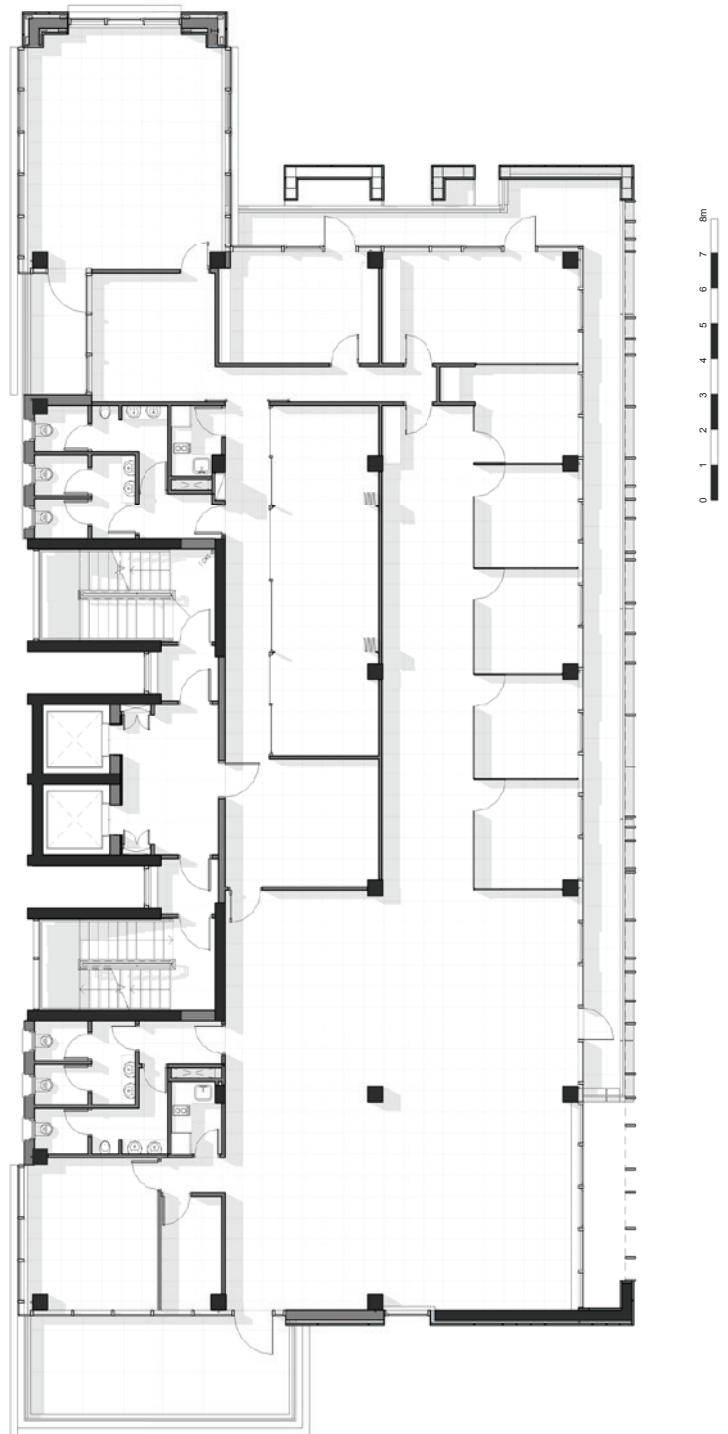
# GROUND FLOOR



GROUND FLOOR



# FIRST FLOOR



FIRST FLOOR - SHOWING INDICATIVE PARTITIONING

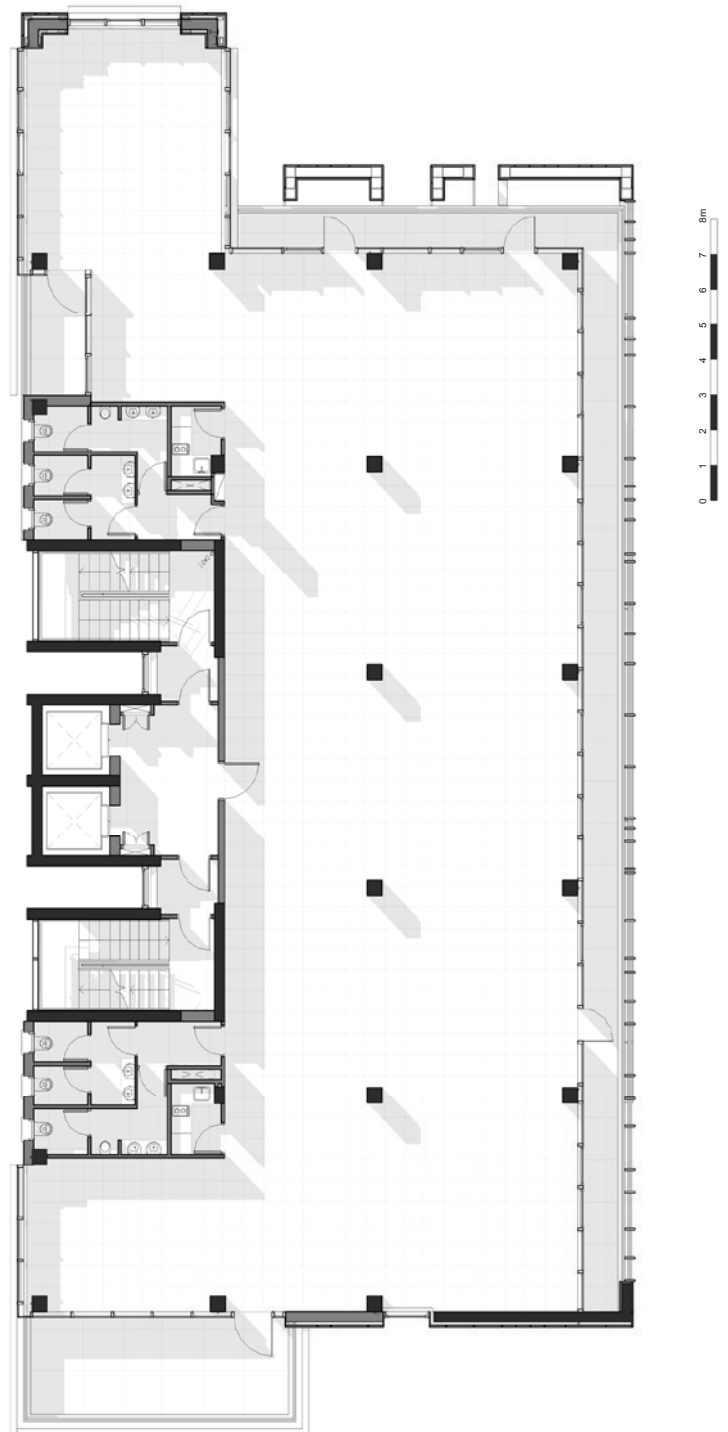






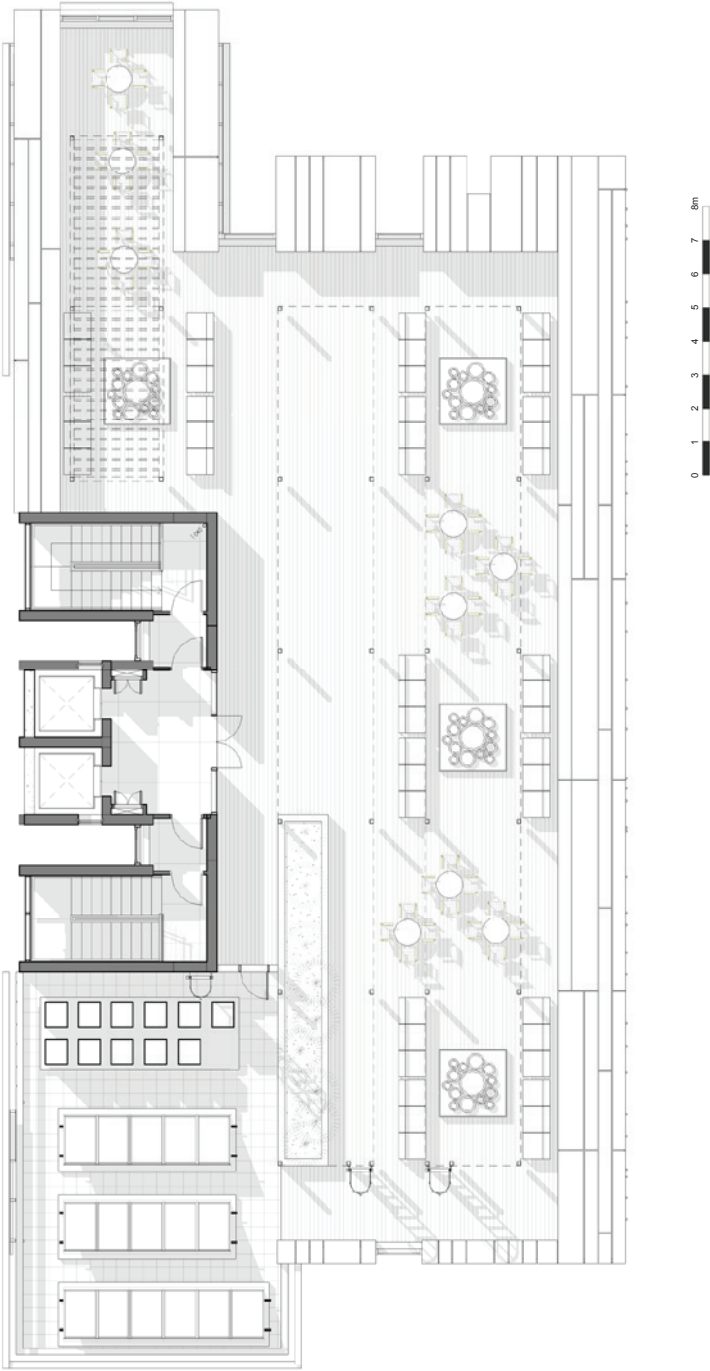


# TYPICAL OFFICE LAYOUT FLOORS 2 TO 5



2ND - 5TH FLOOR





ROOF GARDEN







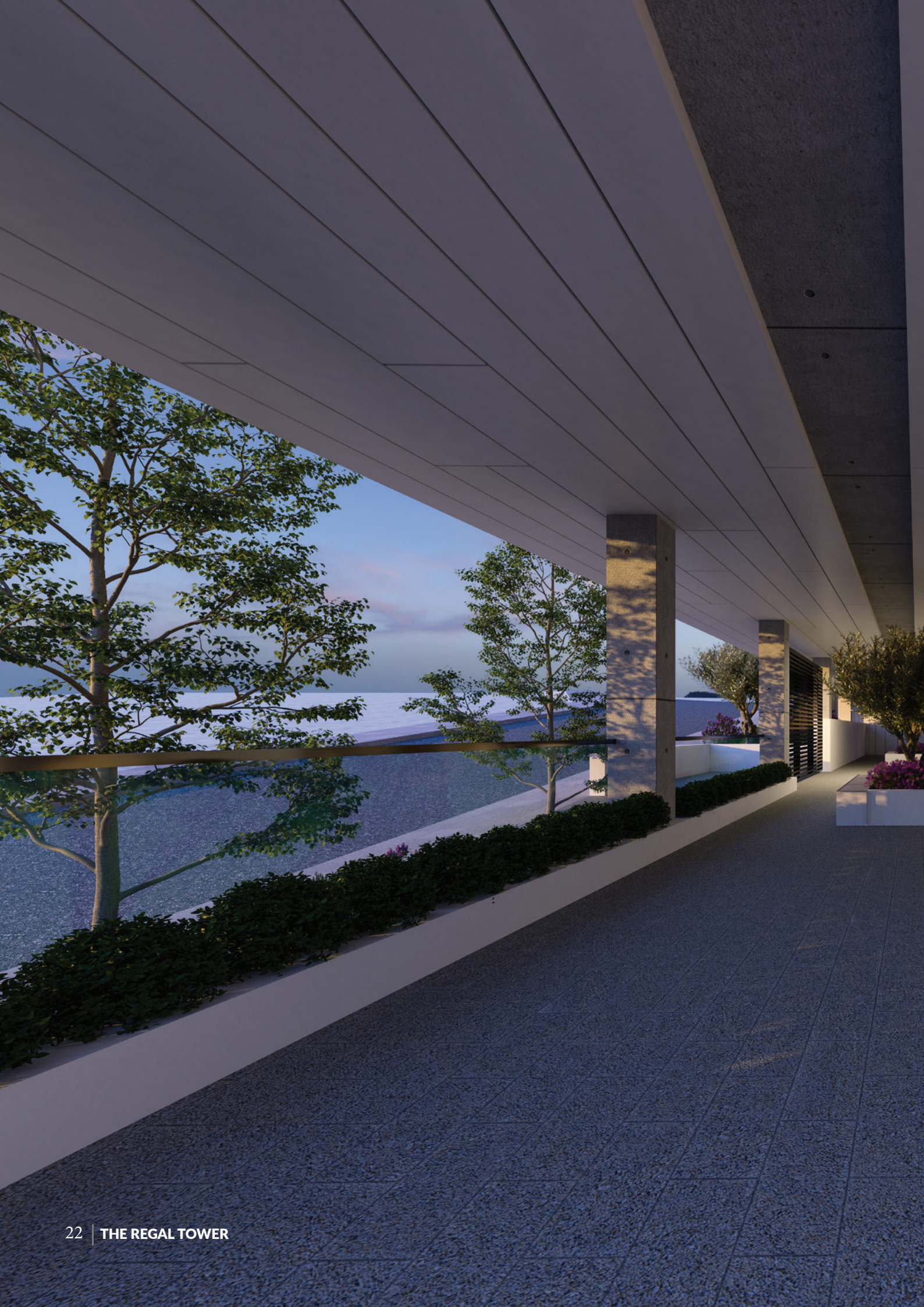
## THE REGAL TOWER

| Floor       | Use         | Area (sq.m.) | Covered Veranda (sq.m.) | Covered Exterior (sq.m.) | Storage (sq.m.) | EMP Equipment (sq.m.) | Common Use (sq.m.) | Total Area (sq.m.) |
|-------------|-------------|--------------|-------------------------|--------------------------|-----------------|-----------------------|--------------------|--------------------|
| Roof Garden | Roof Garden | 391.6        |                         |                          |                 | 89.8                  | 62.9               | 544.3              |
| 5           | Office      | 466.2        | 83.0                    |                          |                 |                       | 55.5               | 604.7              |
| 4           | Office      | 466.2        | 83.0                    |                          |                 |                       | 55.5               | 604.7              |
| 3           | Office      | 466.2        | 83.0                    |                          |                 |                       | 55.5               | 604.7              |
| 2           | Office      | 466.2        | 83.0                    |                          |                 |                       | 55.5               | 604.7              |
| 1           | Office      | 466.2        | 75.2                    |                          |                 |                       | 55.5               | 596.9              |
| Ground      | Lobby       | 70.2         |                         | 403.4                    | 6.9             |                       | 60.5               | 541.0              |
| -1          | Mechanical  | 221.0        |                         | 119.0                    |                 |                       | 63.0               | 403.0              |

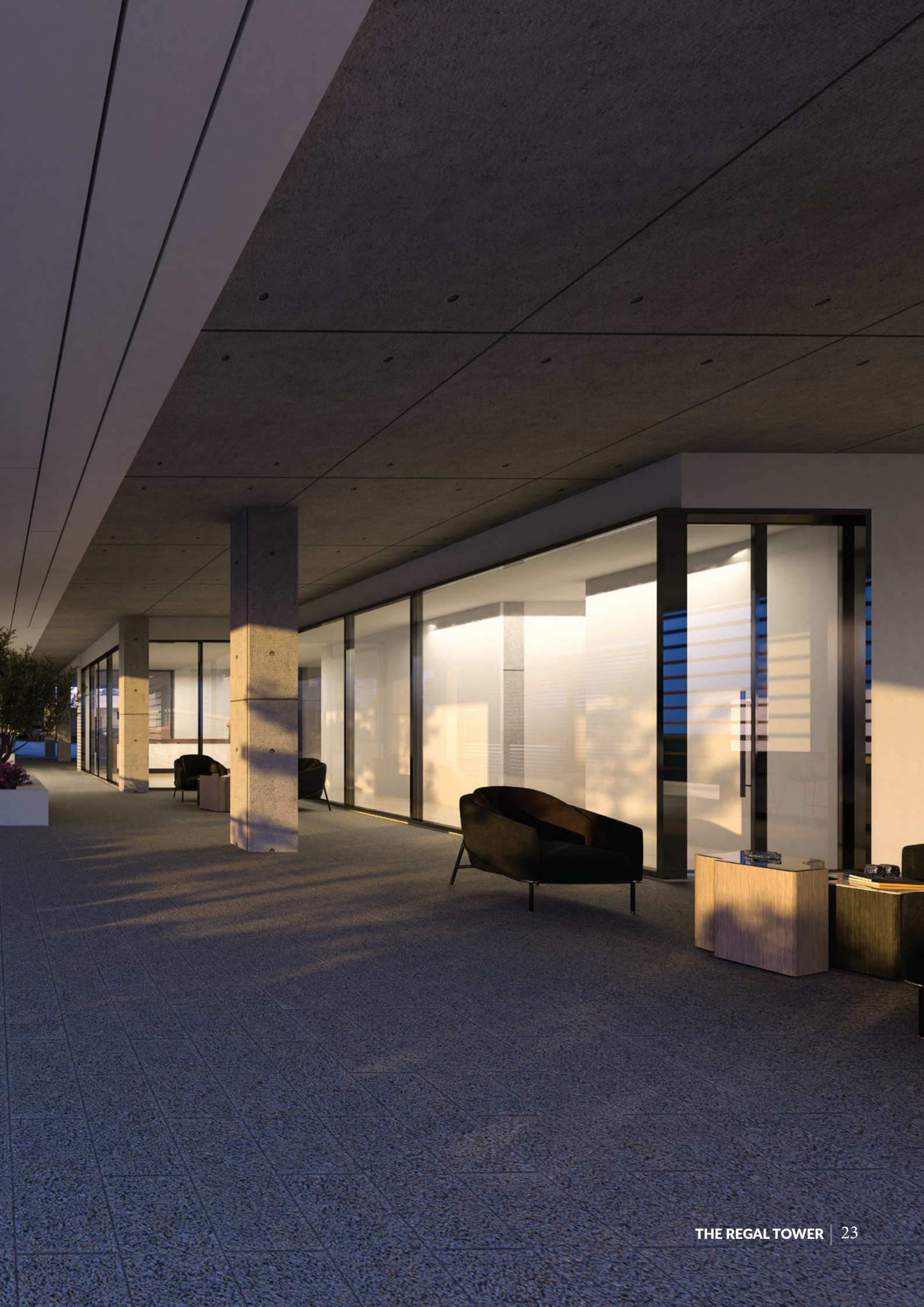




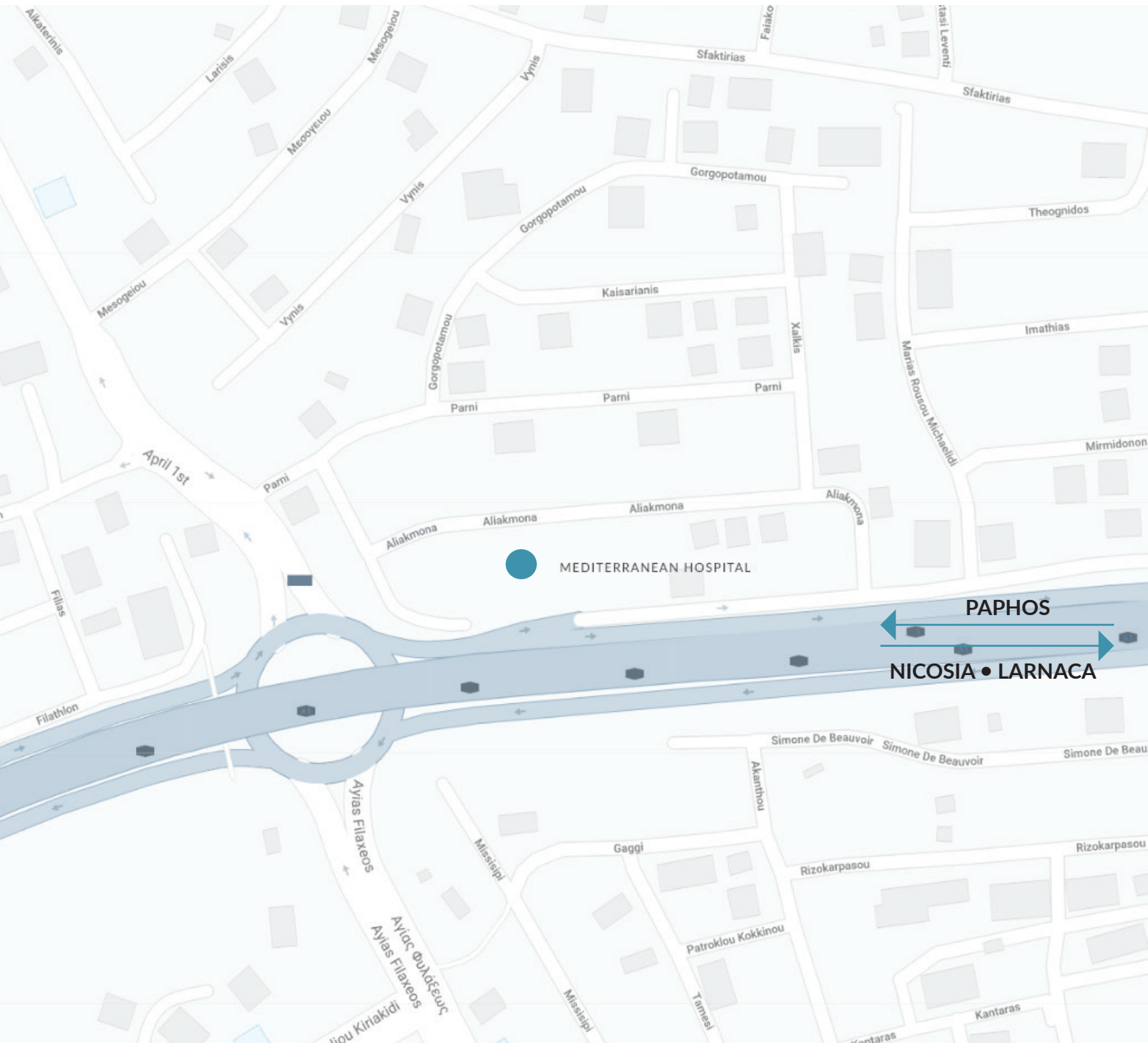




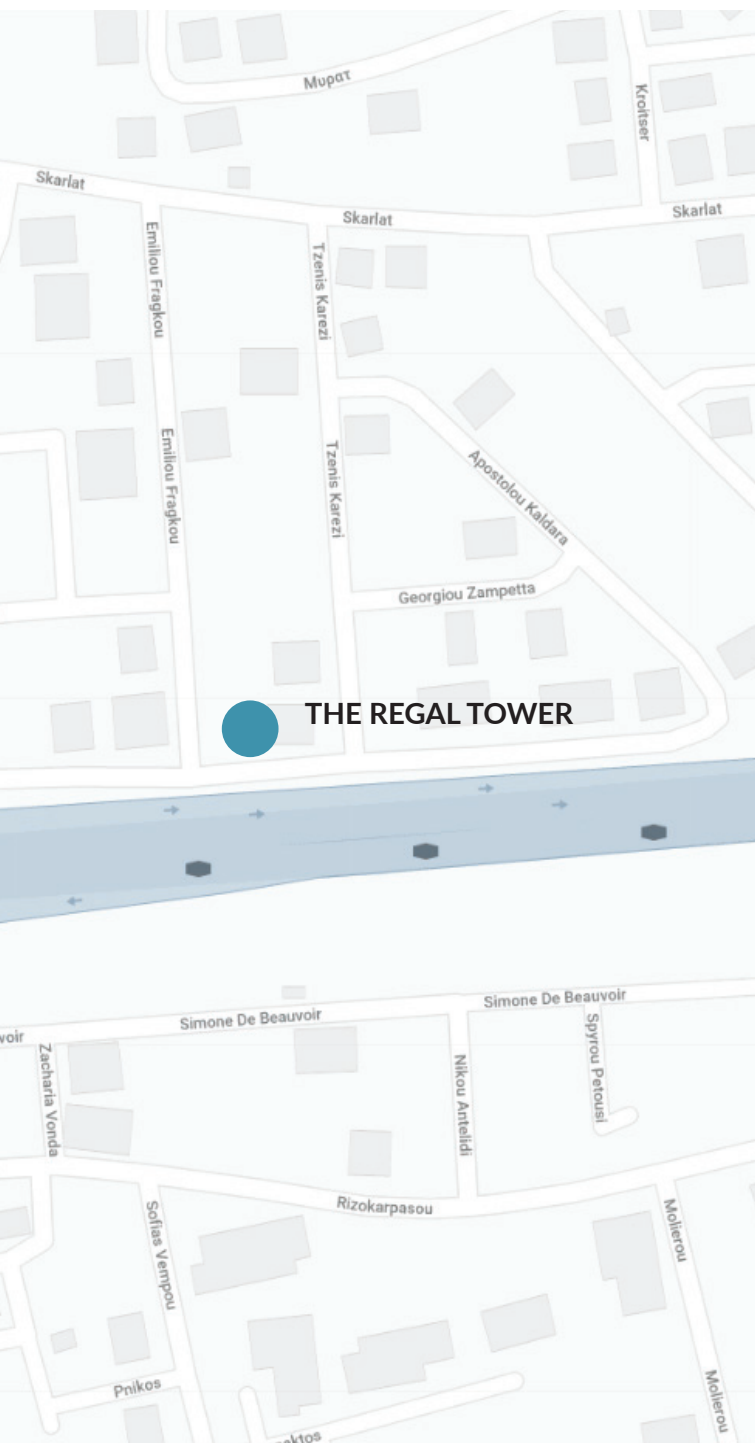












1. 10 minutes from the sea
2. 35 minutes from Pafos Airport
3. 45 minutes from Larnaca Airport
4. Easy access to the motorway

CORNER OF EMILIOU FRANGOU & STIGOU









THE **REGAL TOWER**

LIMASSOL - CYPRUS

## Contact Us

---



Arch Makariou III, 3 Loucaides Court, 4th floor, office 401, Limassol 4000



+357 99 636038



[www.theregaltower.com](http://www.theregaltower.com) • [info@theregaltower.com](mailto:info@theregaltower.com)