



**CHERYL TOWER**  
Business Centre



## DESCRIPTION

### *Meticulously Designed*

Cheryl Tower is a landmark business centre, located in one of Limassol's main commercial hub. This outstanding building comprises of 6 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 mountain views, complementing the open plan configuration.



AN EXCELLENT FIRST IMPRESSION

CHERYL  
TOWER



## LOCATION

### *Strategically Positioned*

Cheryl Tower is located on Spyrou Kyprianou avenue, Kato Polemidia area, boasting close proximity to significant related infrastructures such as respectable business centres, banks and restaurants.



City Centre  
Approximately 3.0 km



Limassol Marina  
Approximately 3.0 km



Casino  
Approximately 4.5 km



Motorway  
Approximately 700 m



Commercial Port  
Approximately 3.5 km



Seafront  
Approximately 3.5 km

EMIDIA



Spyroy Kyprianou Ave.

Agias Filixeos

Agias Zonis



Nikou & Despoinas Pattichi

Makariou III

Enaerios

TOWN CENTRE

Gladstonos

Omonoias Ave.

Makariou III

Agias Zonis

Anexartisias

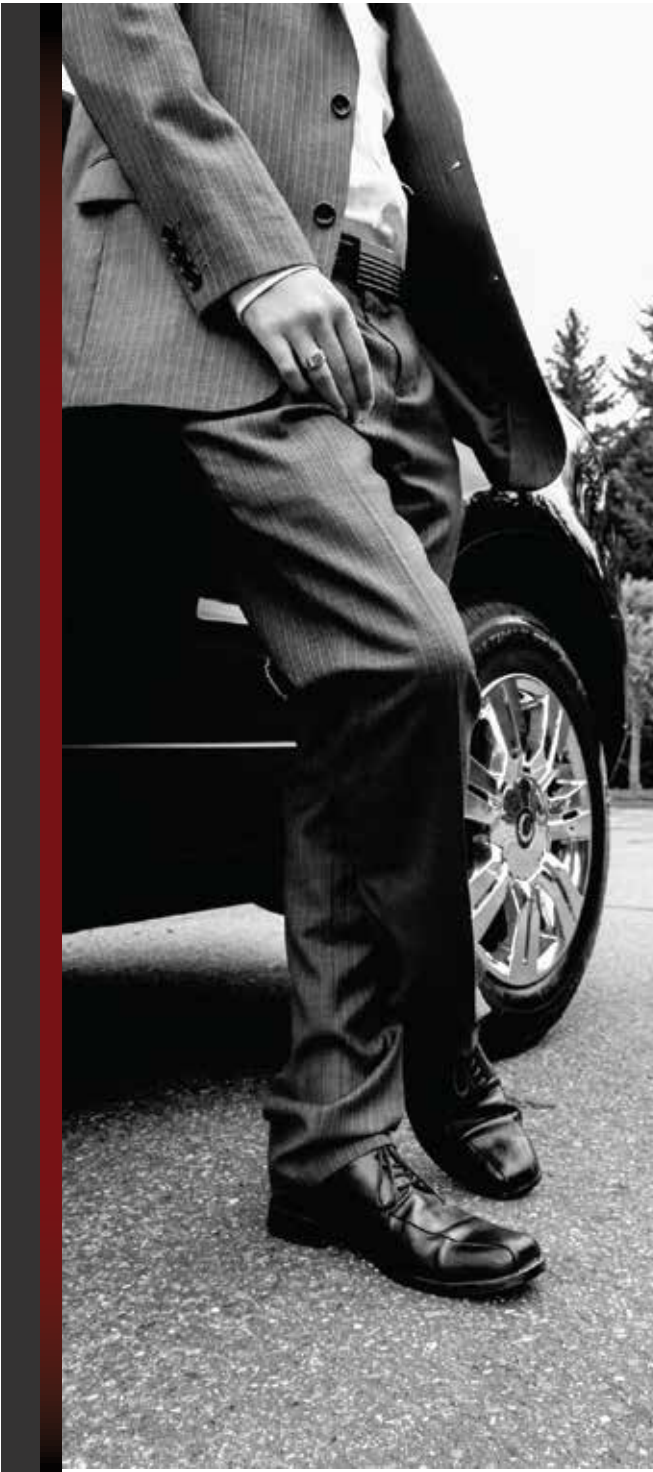
Spyroy Araouzou

Pafou

MOLOS

LIMASSOL MARINA

Omonoias Ave.



## GREAT WORKING

### *Environment*

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



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

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## 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: 41dB

### 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.



## 7 HEATING & COOLING

Provision

## 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

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 UTILITIES

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

## 12 FIRE ALARM SYSTEM

A Fire Alarm System for common areas.

## 13 LIGHTING

**Lobby/ Foyer:** Down lights integrated in the ceiling and floor.

**Offices:** 20 units per floor.

**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.

## 14 OFFICE EXTERNAL WALLS

**Wall from lobby/ foyer:**

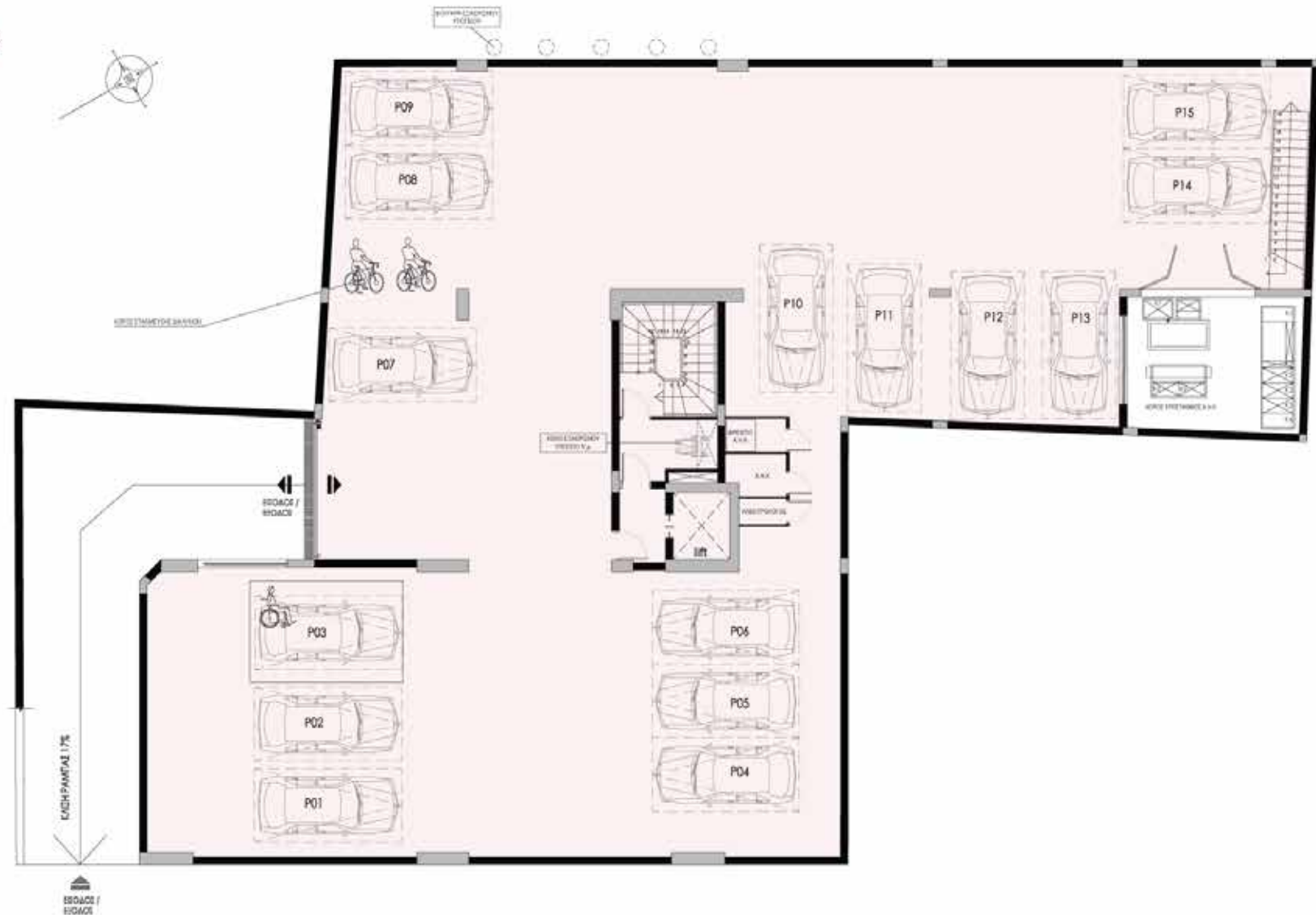
Brick wall plastered and painted. Italian Marble at designated areas.

## 15 CCTV CAMERAS

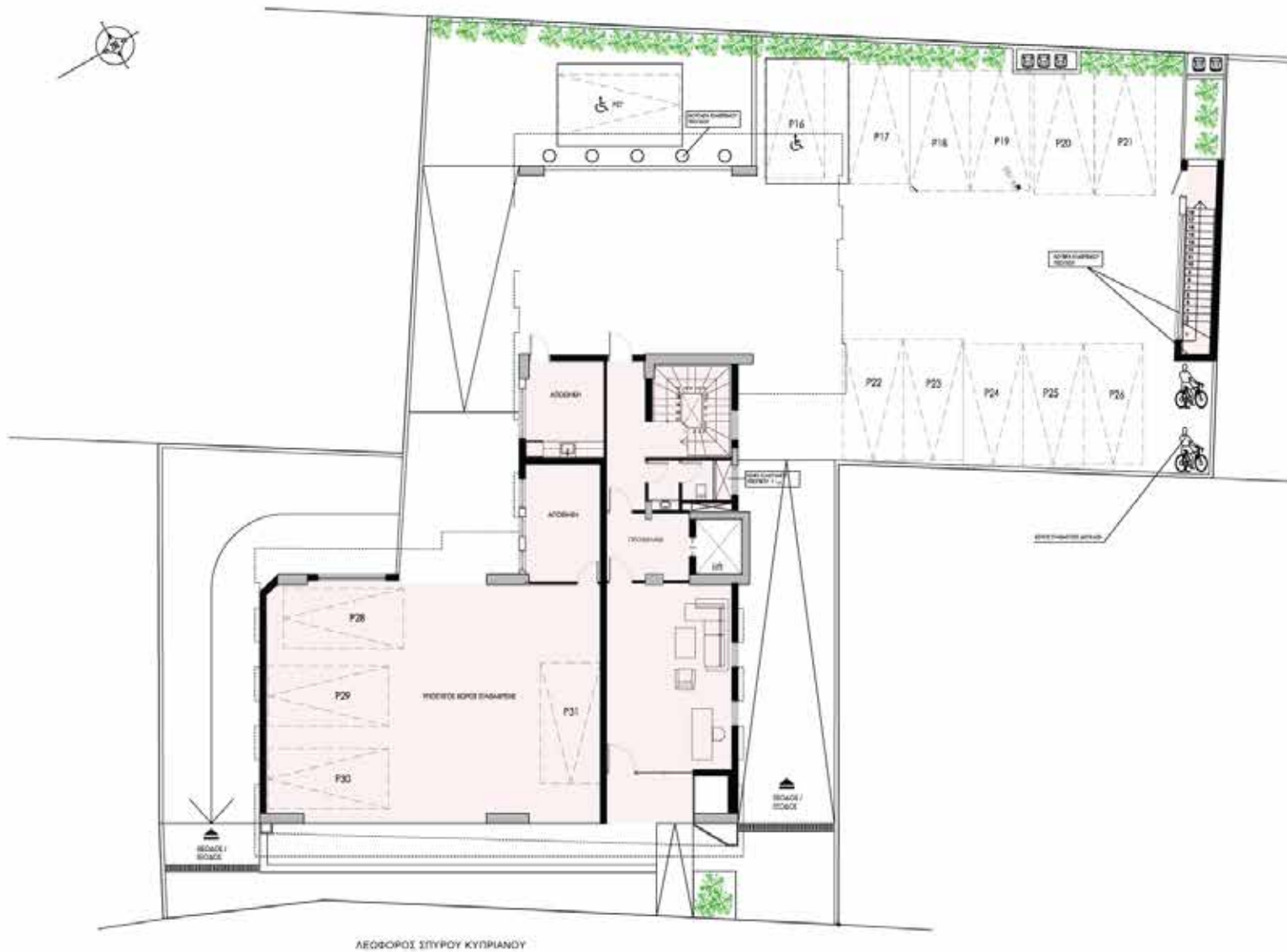
Centralised IP camera system for common areas.

# Underground FLOOR

- TOTAL COVERED AREA: 700m<sup>2</sup>
- PARKING SPACES: 15



# Ground FLOOR



ΛΕΩΦΟΡΟΣ ΣΠΥΡΟΥ ΚΥΠΡΙΑΝΟΥ

- LOBBY AREA: 100m<sup>2</sup>
- COVERED PARKING SPACES: 70m<sup>2</sup> • PARKING SPACES: 14

# First FLOOR

- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 55m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- TOTAL FLOOR AREA: 369m<sup>2</sup>



ΛΕΩΦΟΡΟΣ ΣΠΥΡΟΥ ΚΥΠΡΙΑΝΟΥ

# Second-Third FLOOR



ΛΕΩΦΟΡΟΣ ΣΠΥΡΟΥ ΚΥΠΡΙΑΝΟΥ

- COVERED AREA: **274m<sup>2</sup>**
- COVERED BALCONY: **55m<sup>2</sup>**
- COMMON AREA: **40m<sup>2</sup>**
- TOTAL FLOOR AREA: **369m<sup>2</sup>**

# Fourth FLOOR



- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 55m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- **TOTAL FLOOR AREA: 369m<sup>2</sup>**



ΛΕΩΦΟΡΟΣ ΣΠΥΡΟΥ ΚΥΠΡΙΑΝΟΥ



# Fifth FLOOR



ΛΕΩΦΟΡΟΣ ΣΠΥΡΟΥ ΚΥΠΡΙΑΝΟΥ

- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 61m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- TOTAL FLOOR AREA: 375m<sup>2</sup>



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