

ELYSIUM
TOWER

DESCRIPTION

Meticulously Designed

Elysium Tower is a landmark business centre, located in Limassol's coastal commercial hub. This outstanding building comprises of 7 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.





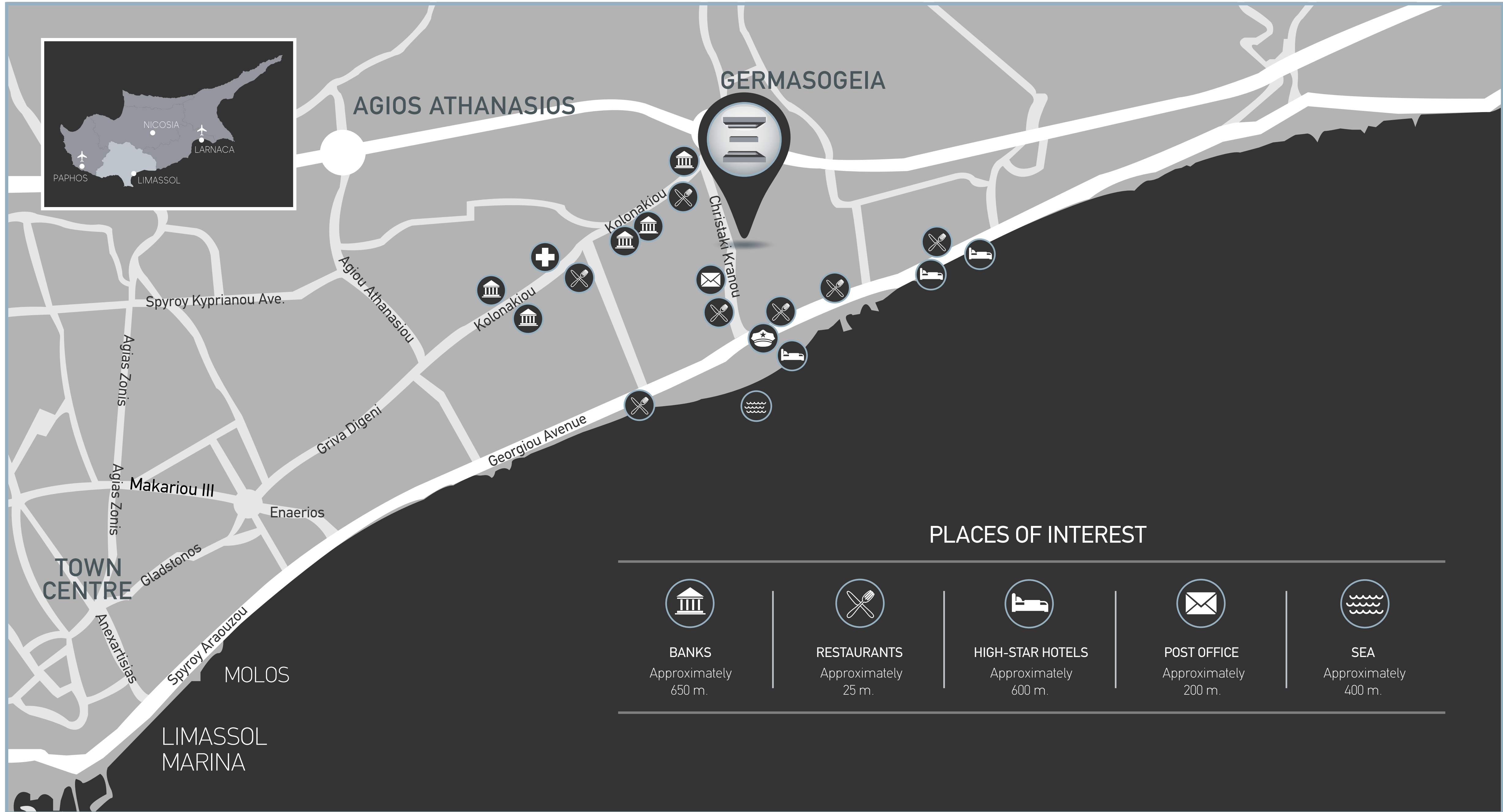
LOCATION

Strategically Positioned






Elysium 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**





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.

A GREAT WORKING ENVIROMENT

Designed to cater for today's business needs, Elysium 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 seafront of Limassol, thus providing a stimulation of both creativity and productivity.



SPECIAL FEATURES



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

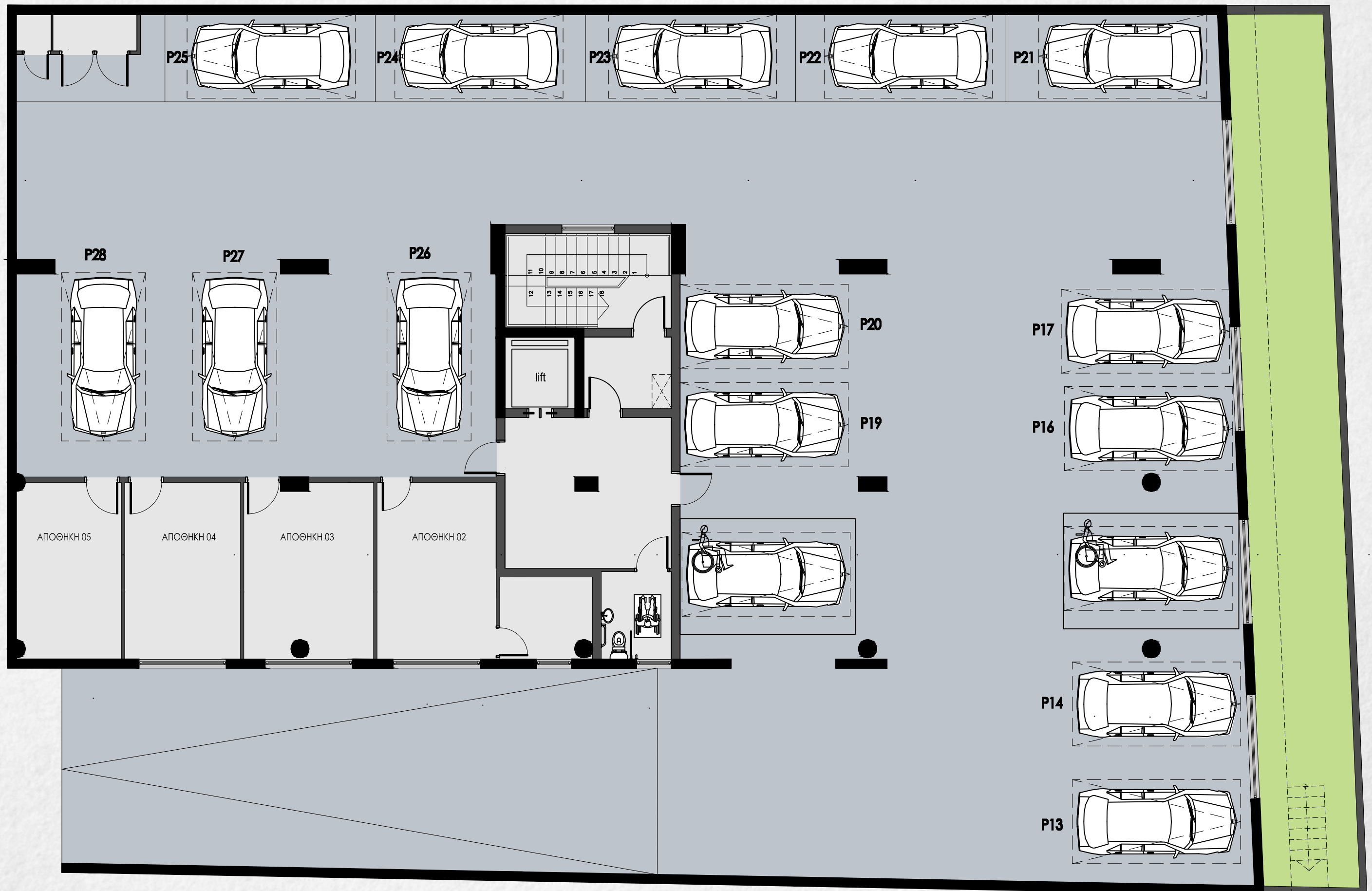
Wall from lobby/ foyer: Brick wall plastered and painted. Italian Marble at designated areas.

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.

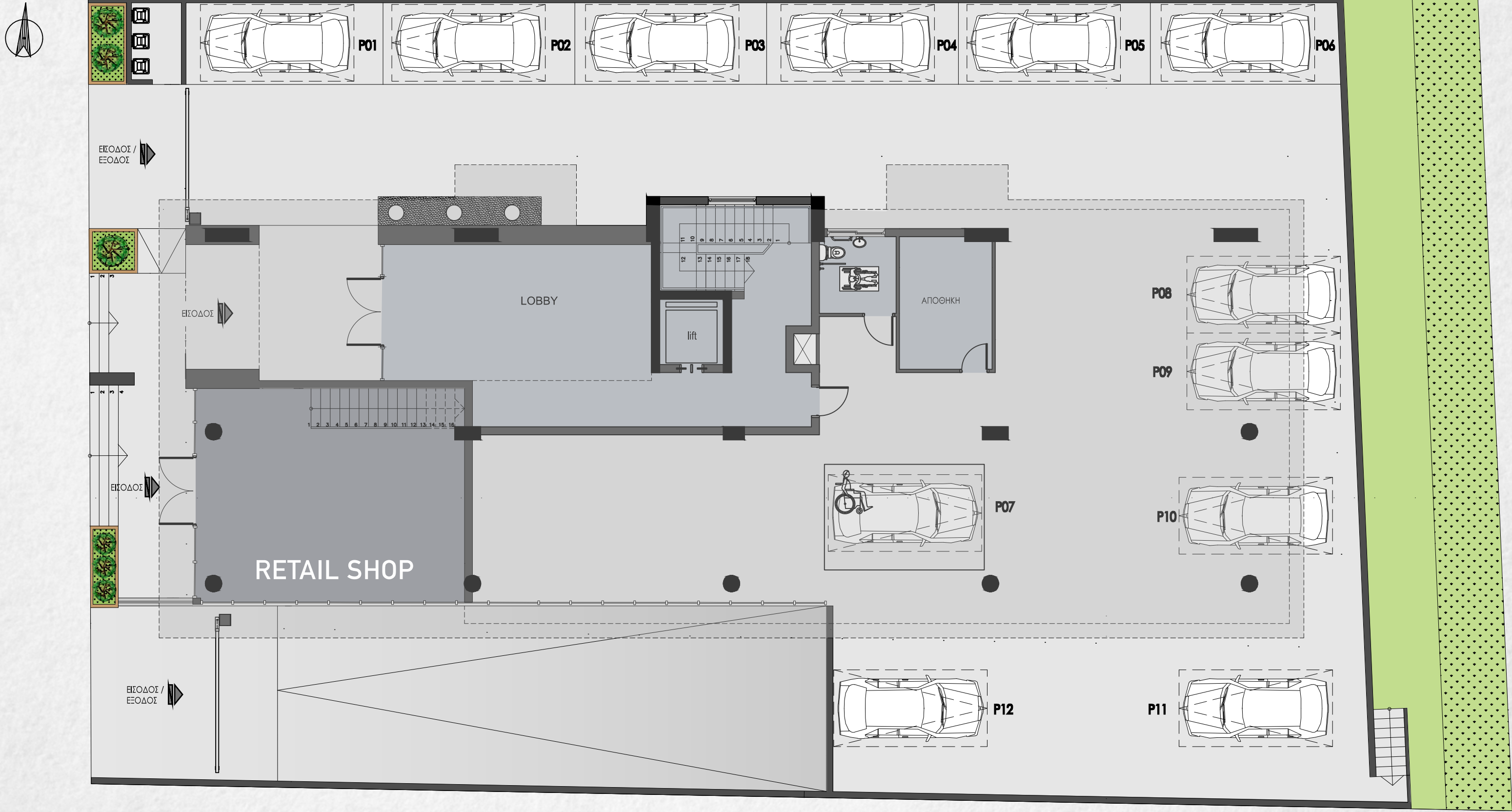
BASEMENT

- COVERED AREA: 770m²
- PARKING SPACES: 16



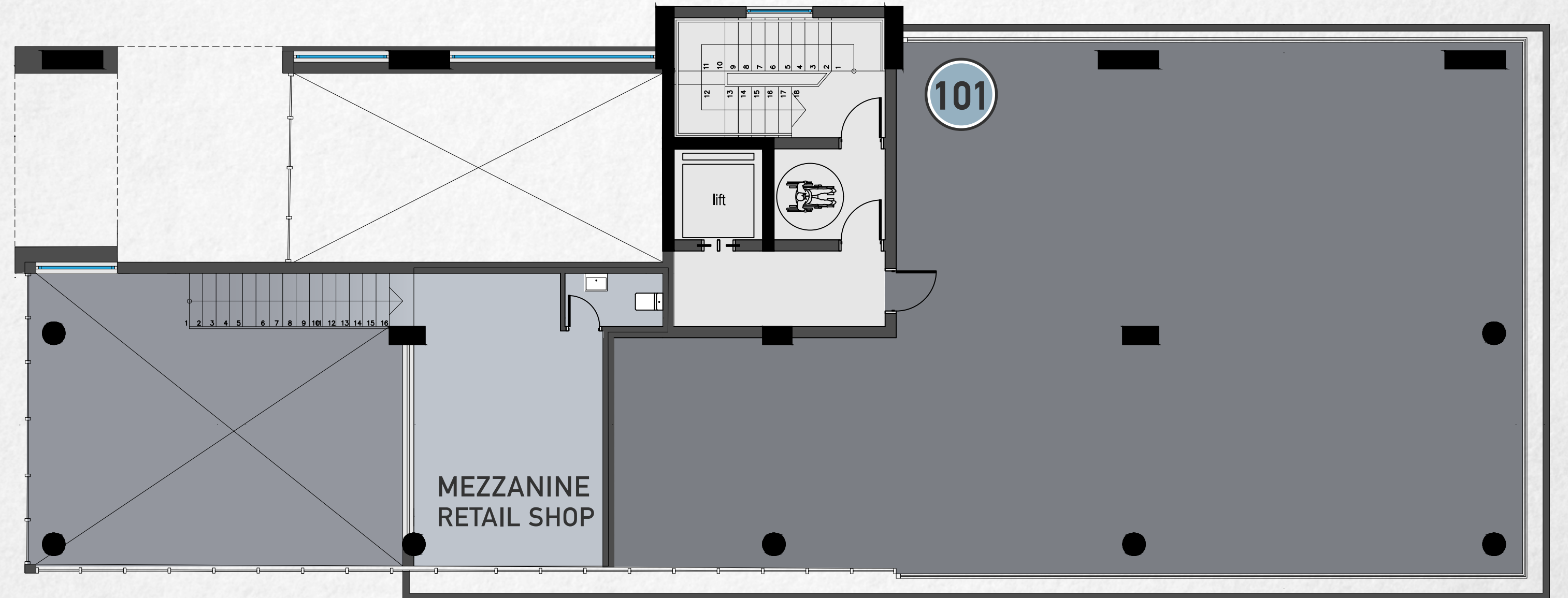
GROUND FLOOR

- RETAIL SHOP COVERED AREA: 91m²
- LOBBY COVERED AREA: 95m²
- PARKING SPACES: 12



1st FLOOR

- OFFICE 101 AREA: 205m²
 - COMMON AREA: 37m²
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- TOTAL AREA: 242m²**



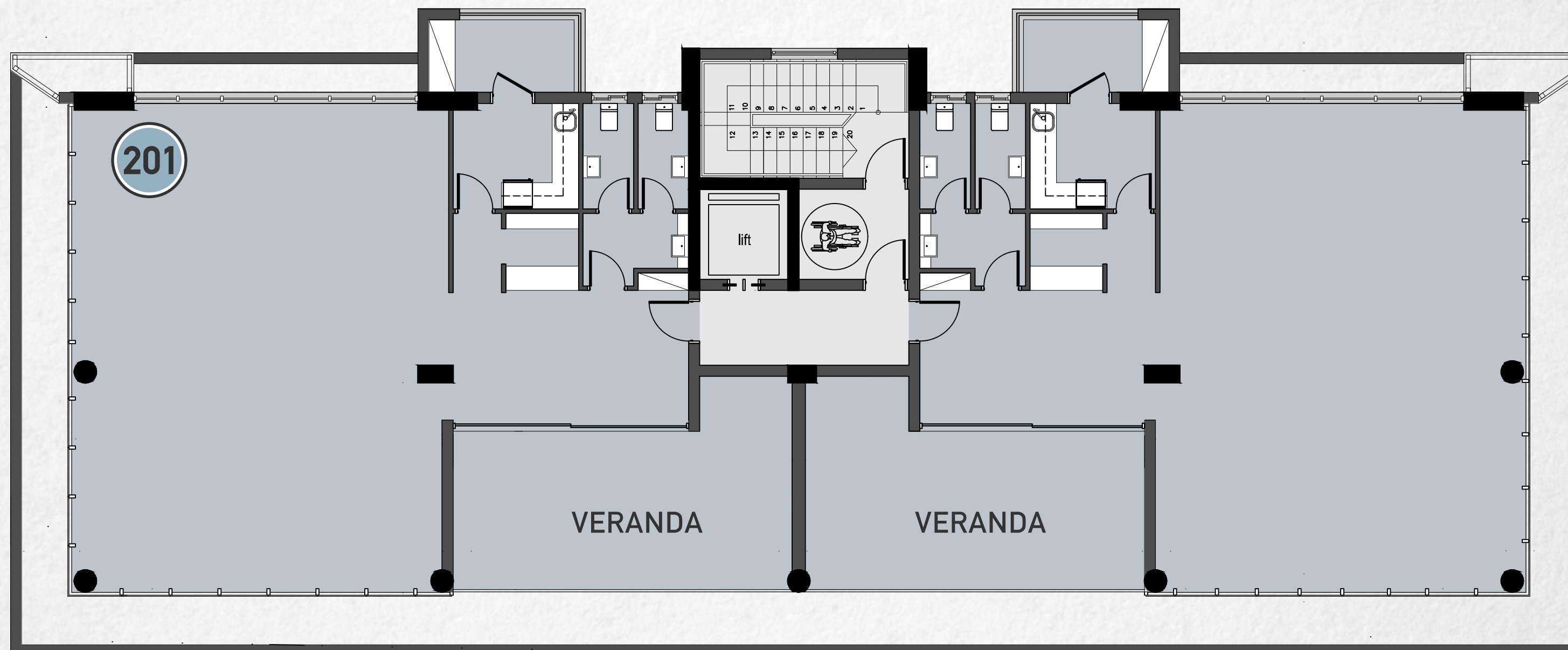
2nd FLOOR

- VERANDA COVERED AREA: 77m²
- OFFICE 201 AREA: 293m²
- COMMON AREA: 37m²

TOTAL AREA: 407m²



* Floor can be divided into 2 separate offices.

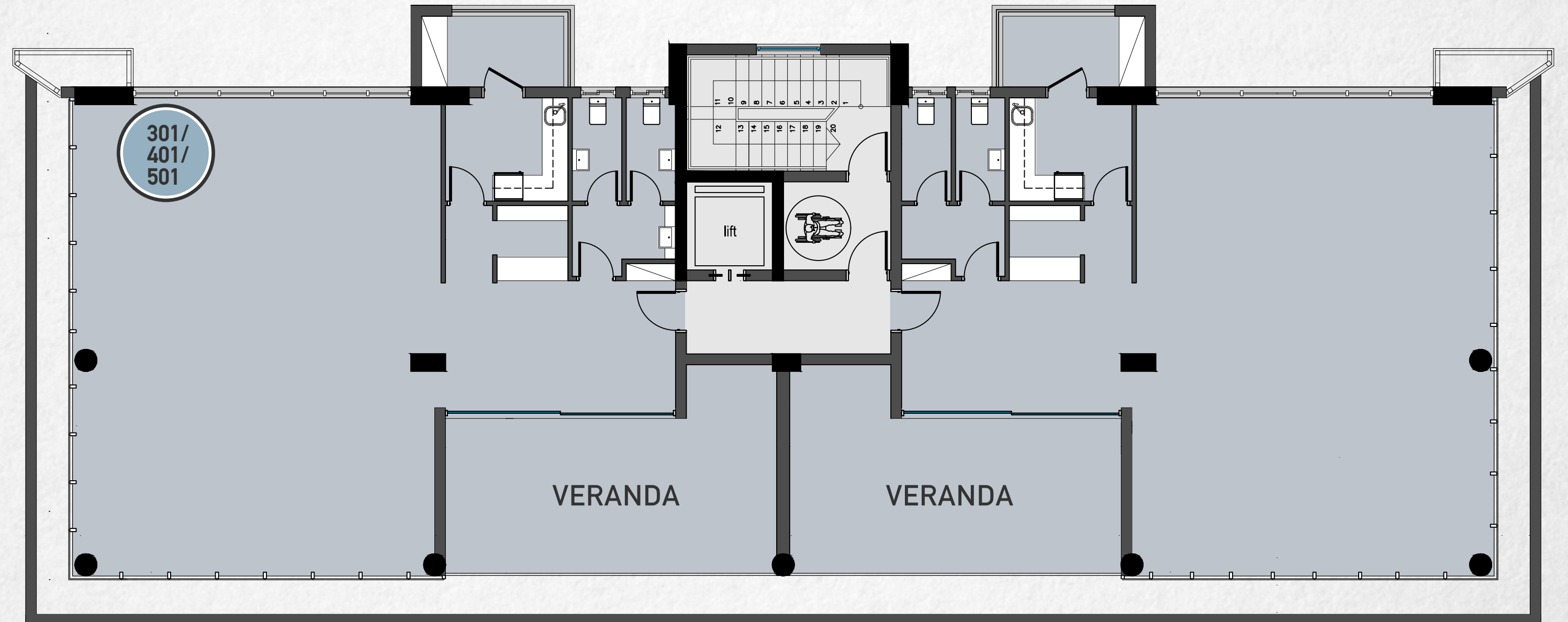


3rd, 4th & 5th FLOORS

- VERANDA COVERED AREA: **77m²**
 - OFFICE 301/401/501 AREA: **293m²**
 - COMMON AREA: **37m²**
-
- TOTAL AREA: 407m²**

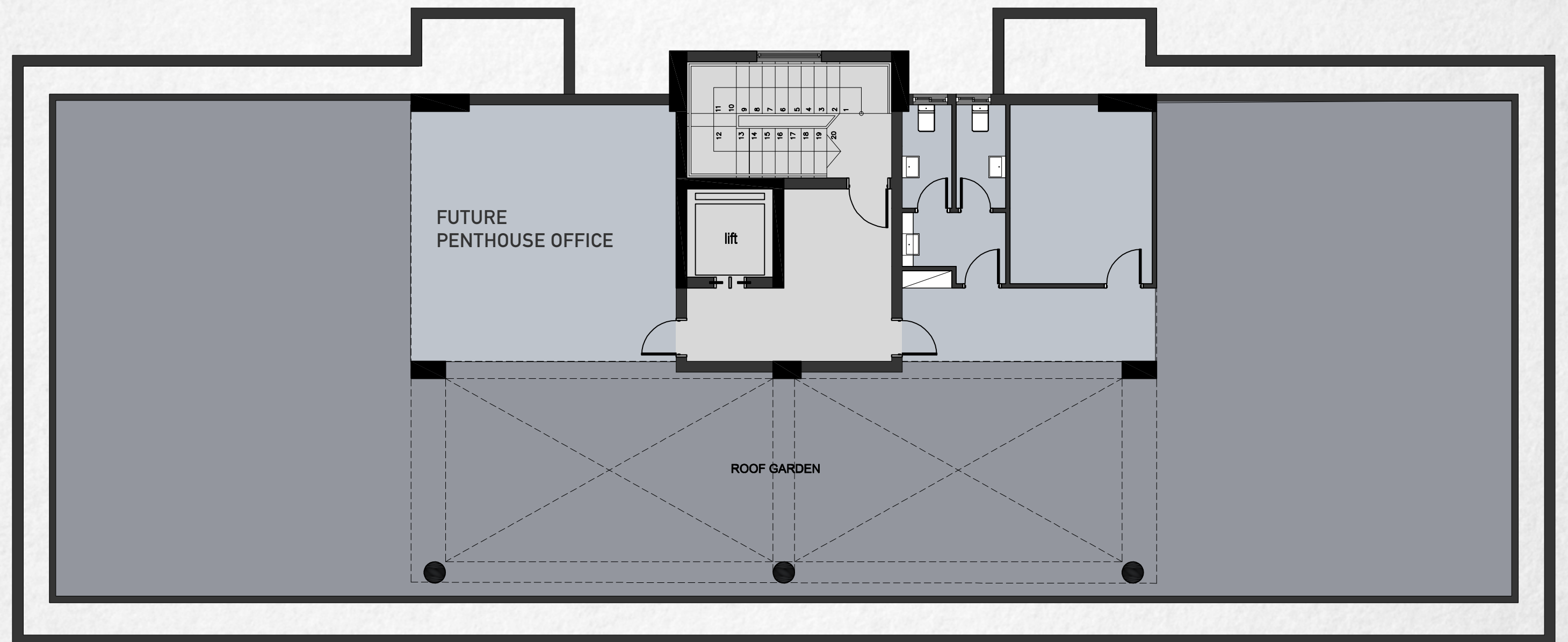


* Floors can be divided into 2 separate offices.



PENTHOUSE FLOOR

- VERANDA UN-COVERED AREA: 158m²
 - PENTHOUSE OFFICE AREA: 90m²
 - COMMON AREA: 37m²
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- TOTAL AREA: 285m²





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