



IMPĒTUS  
BUSINESS CENTER



## DESCRIPTION

### *Meticulously Designed*

Impetus is a landmark business centre, located in one of Limassol's main commercial hub. This outstanding building comprises of 5 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.

A photograph of a modern building at night. The building features a prominent corner with large glass windows and a dark, metallic-looking facade. The interior lights are on, creating a warm glow. The sky is dark and filled with many stars, some of which are colored (red, blue, green). The building is the central focus, with another part of the building visible in the lower right corner.

An Excellent First Impression



# LOCATION

## Strategically Positioned

Impetus 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 Filaxeos

Agias Zonis

Agias Zonis

Griva Digeni

Nikou & Despoinas Pattichi

Makariou III

Enaerios

Omonoias Ave.

TOWN CENTRE

Agias Zonis

Gladstonos

Makariou III

Anexartisias

Spyroy Araouzou

Georgios

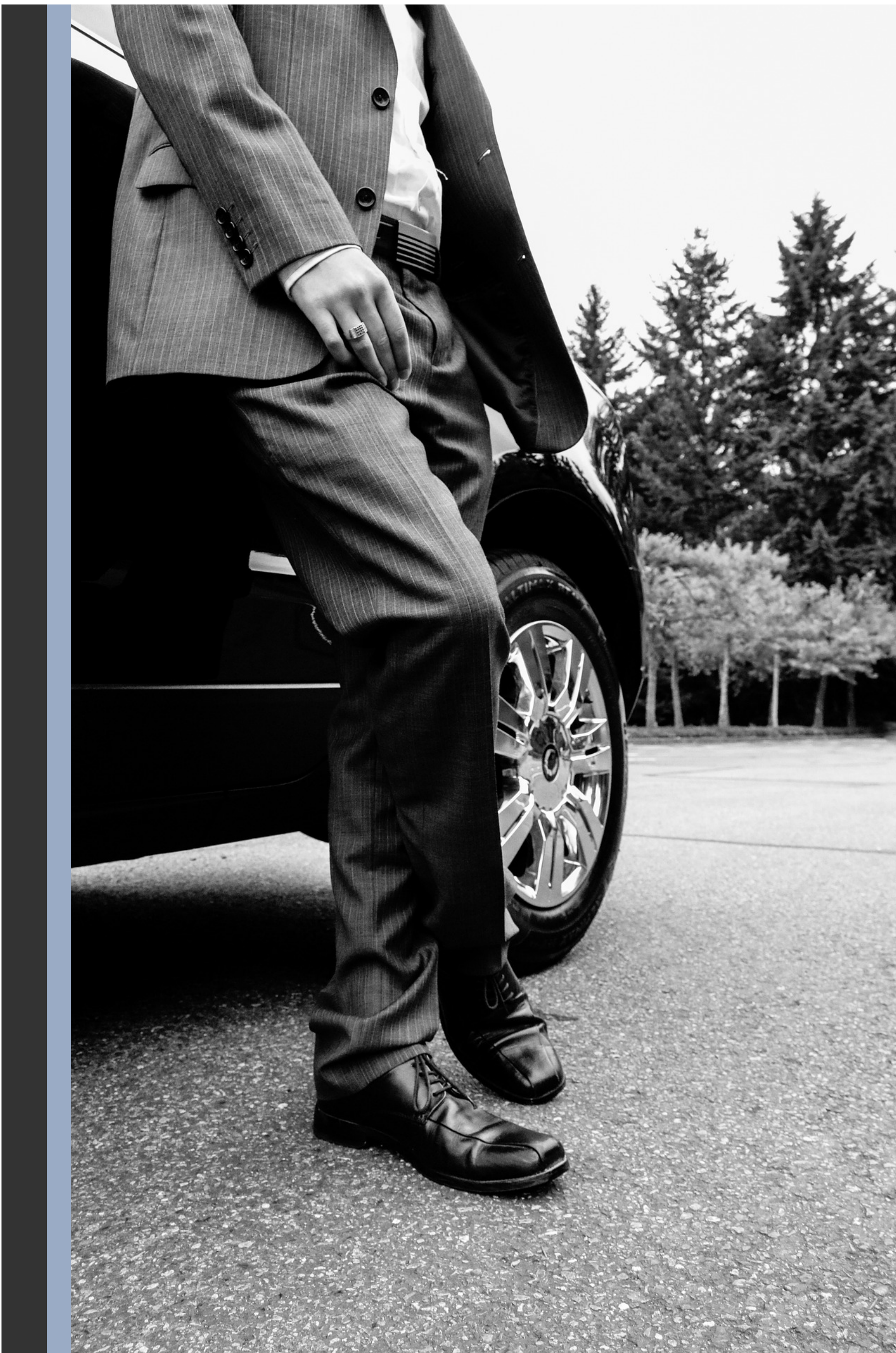
Pafou

MOLOS

Omonoias Ave.

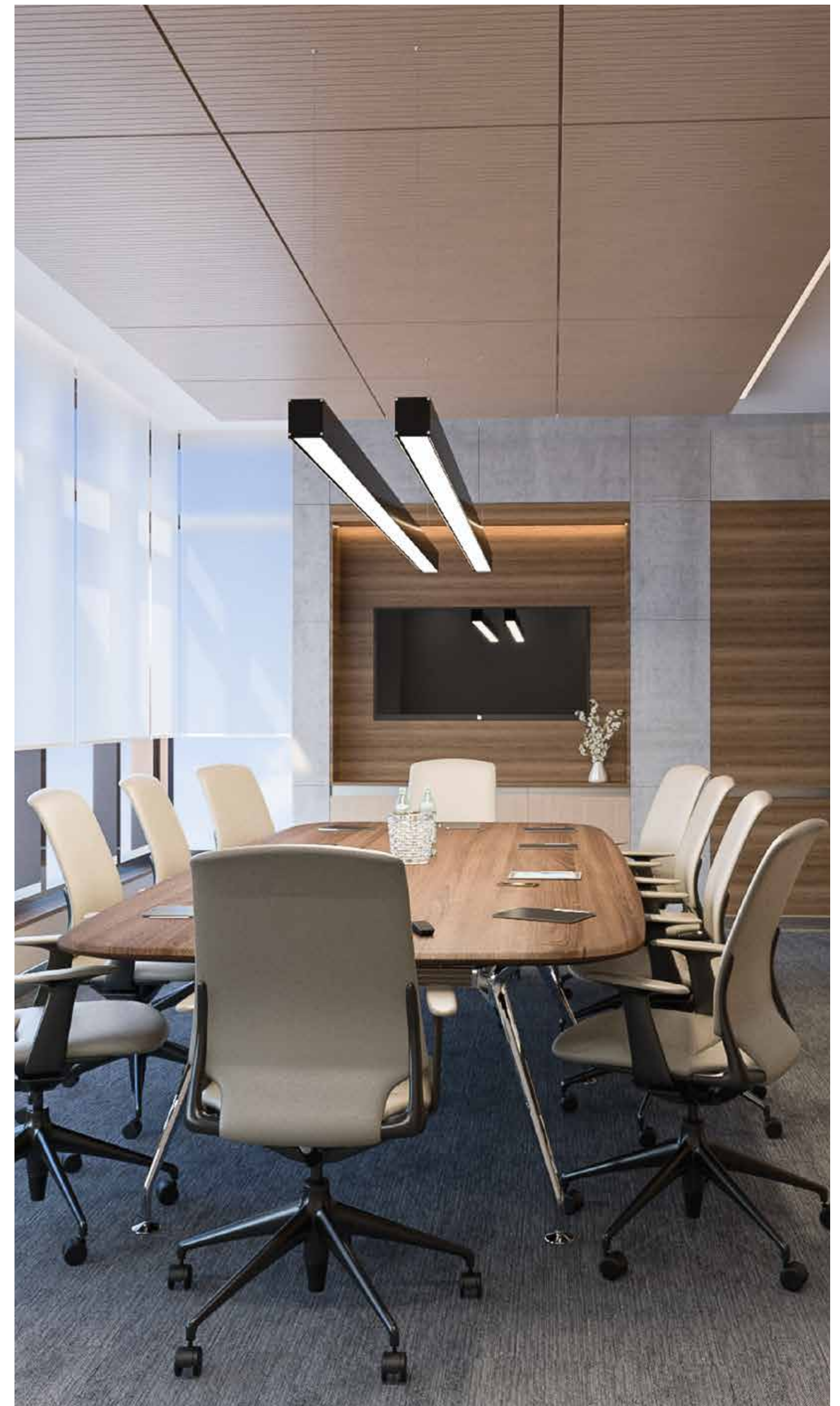
LIMASSOL MARINA



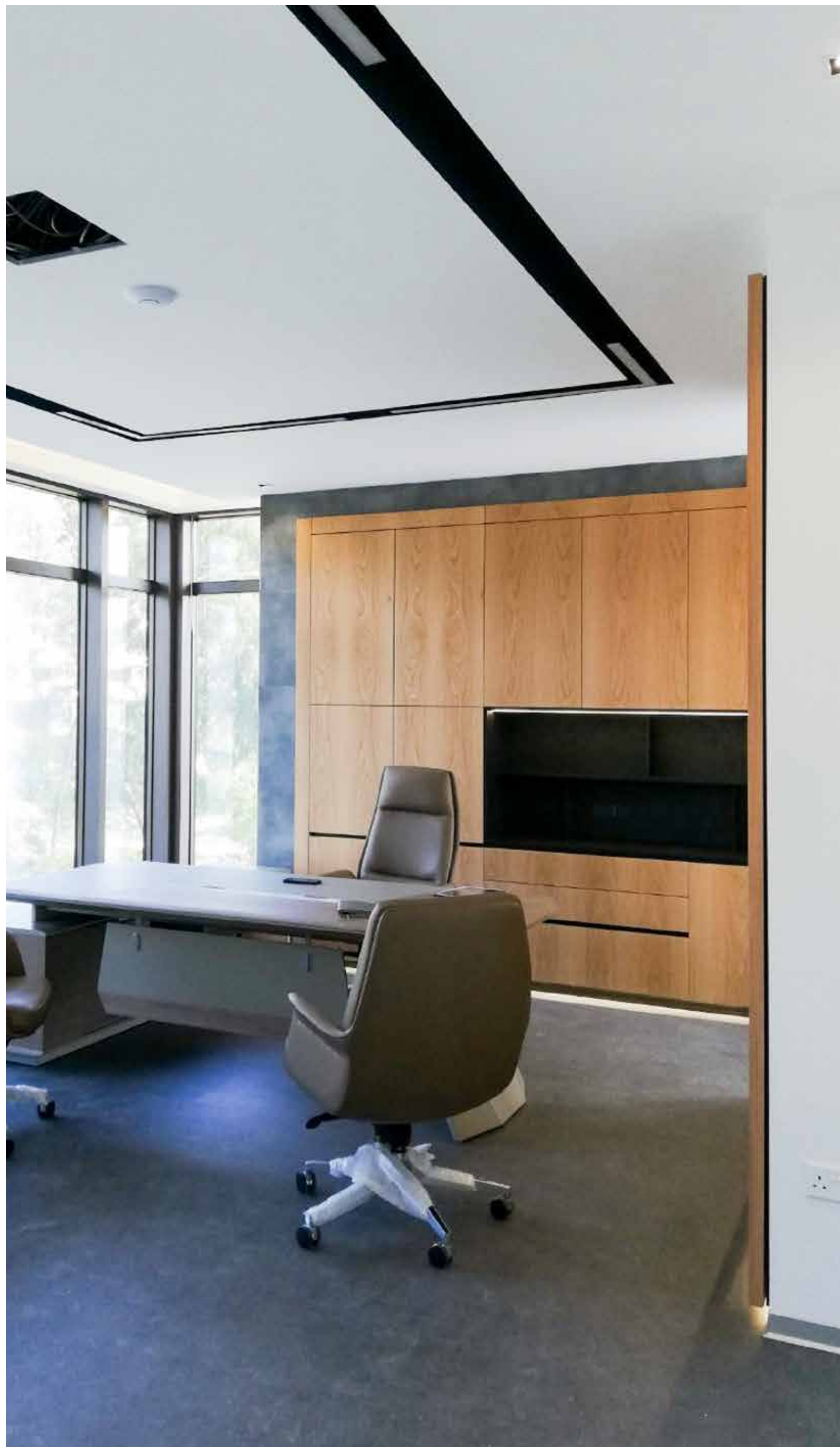


## **GREAT WORKING ENVIROMENT**

Designed to cater for today's business needs, Impetus 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 projects and are for indicative purposes only.*

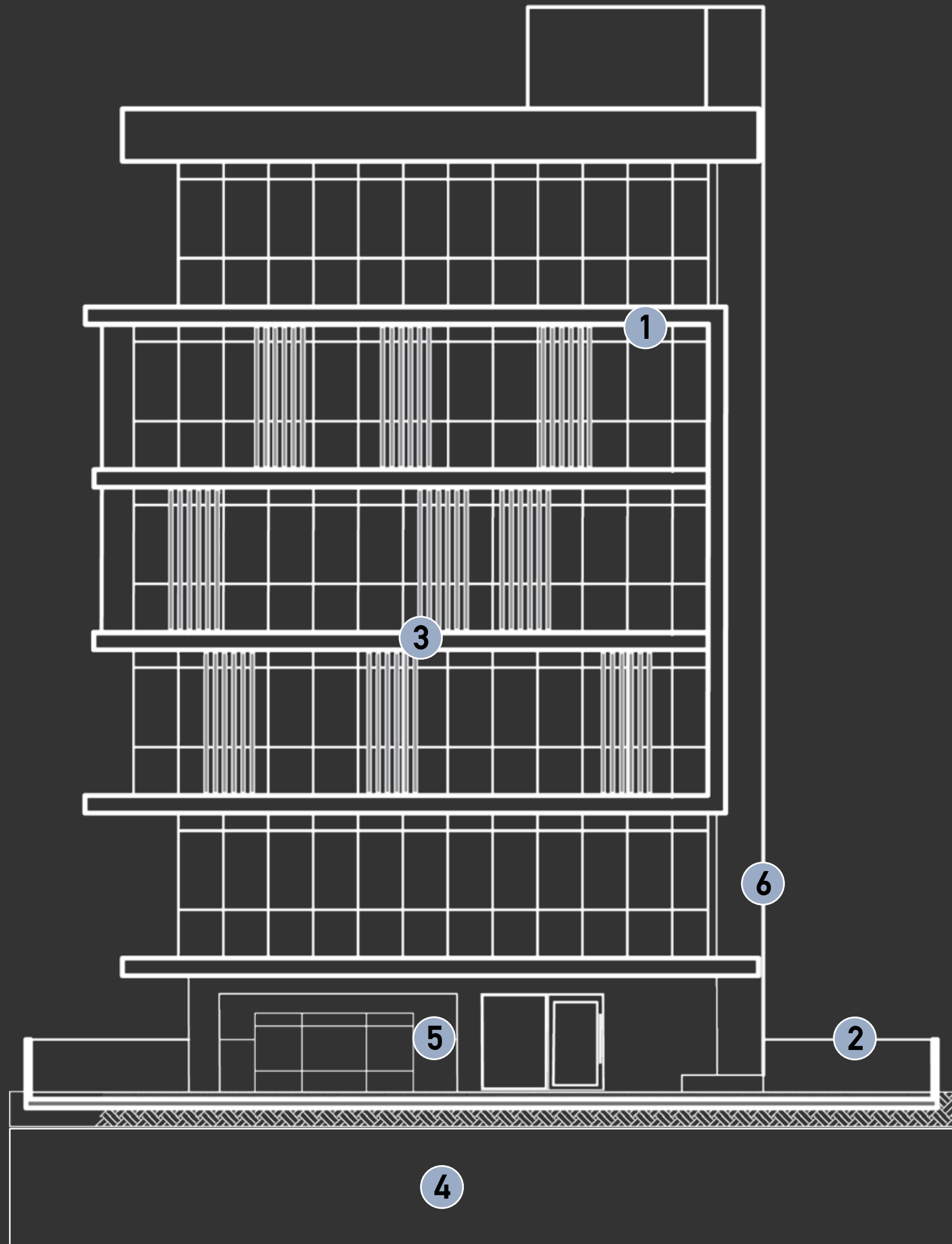


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## SPECIAL FEATURES

*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: 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

Provision for VRV 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 with smoke detectors in all common areas.

### 14 LIGHTING

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

**Offices:** 10 units per floor.

**Emergency Lighting:** According to authority prescriptions and building codes security lightings for the escape routes of the building.

### 15 OFFICE EXTERNAL WALLS

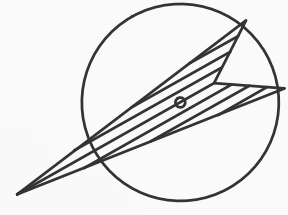
**Wall from lobby/ foyer:** Brick wall plastered and painted. Italian Marble at designated areas.

### 16 CCTV CAMERAS

Provision for Centralised IP Camera System.

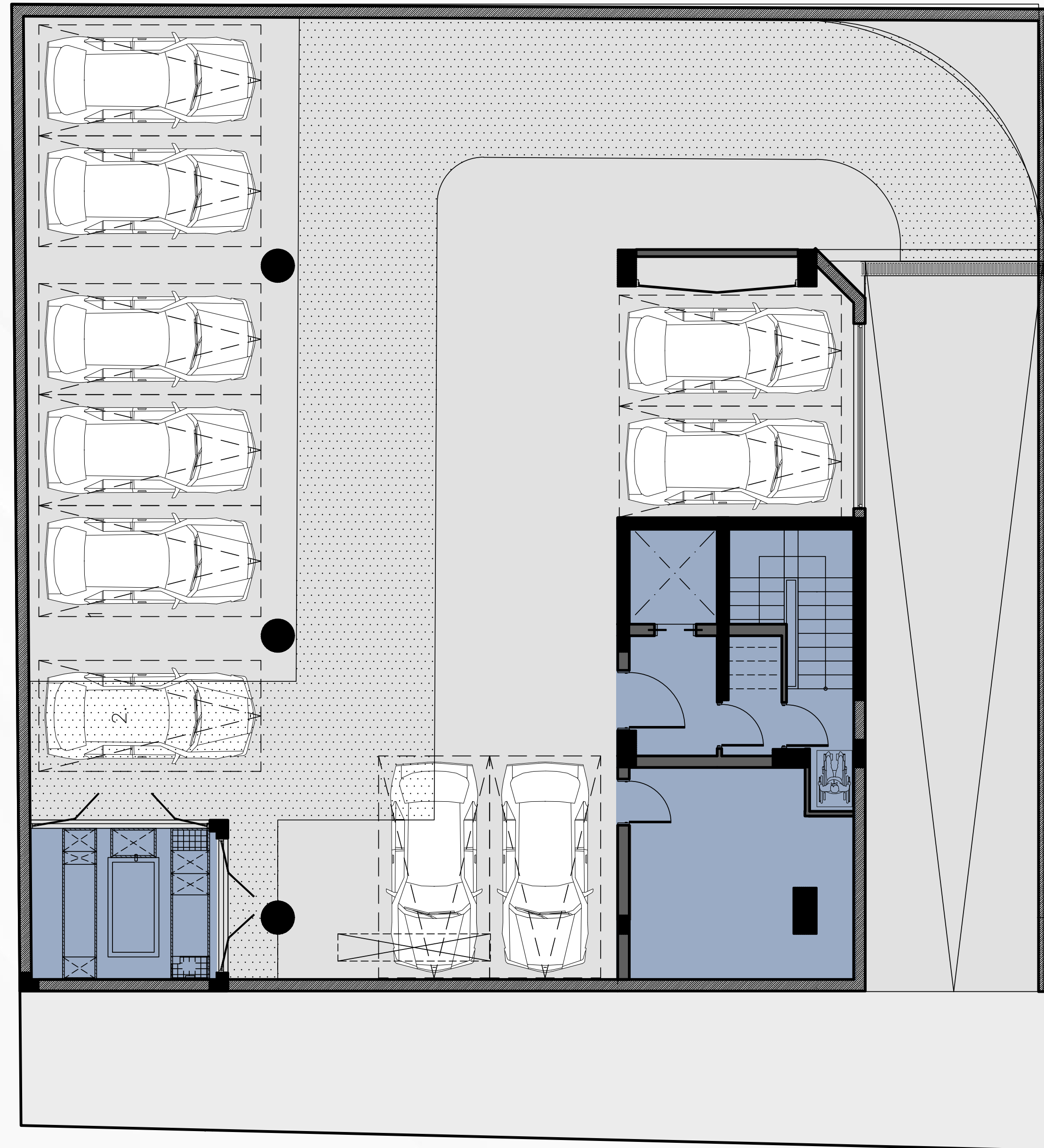
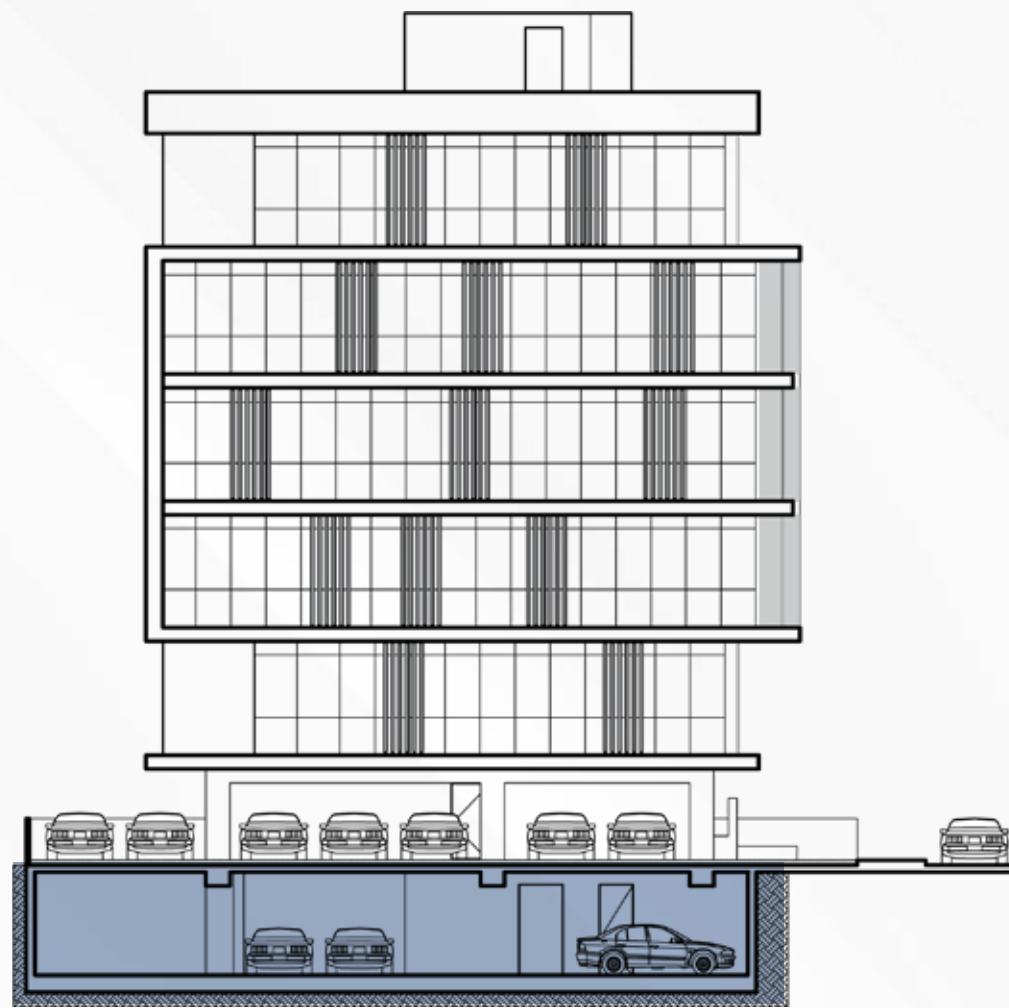
Modern Workspaces with an  
**Impetus for Excellence**

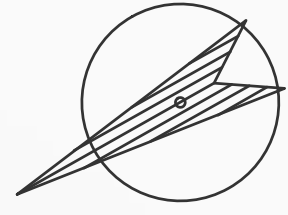




# Underground Floor

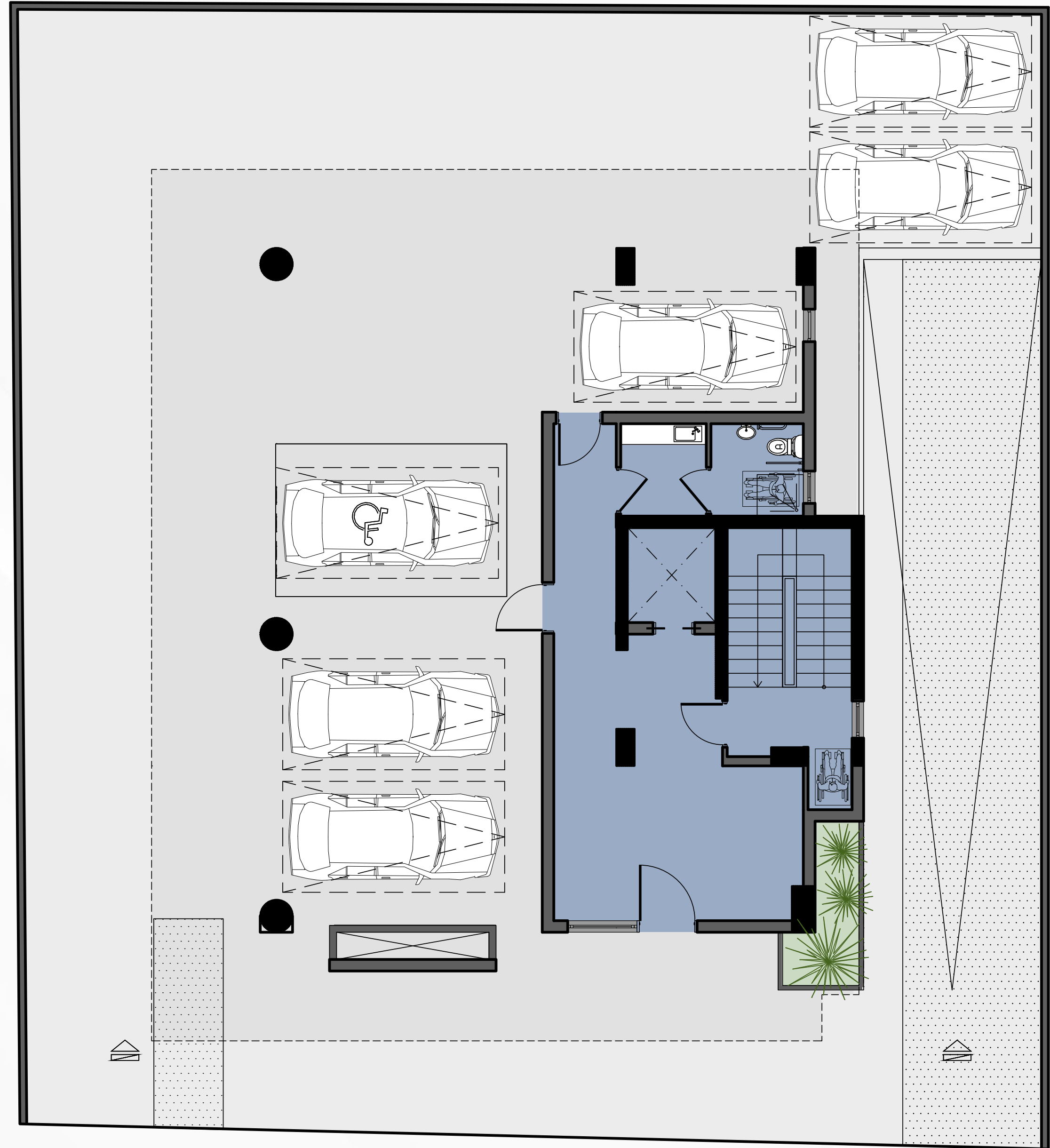
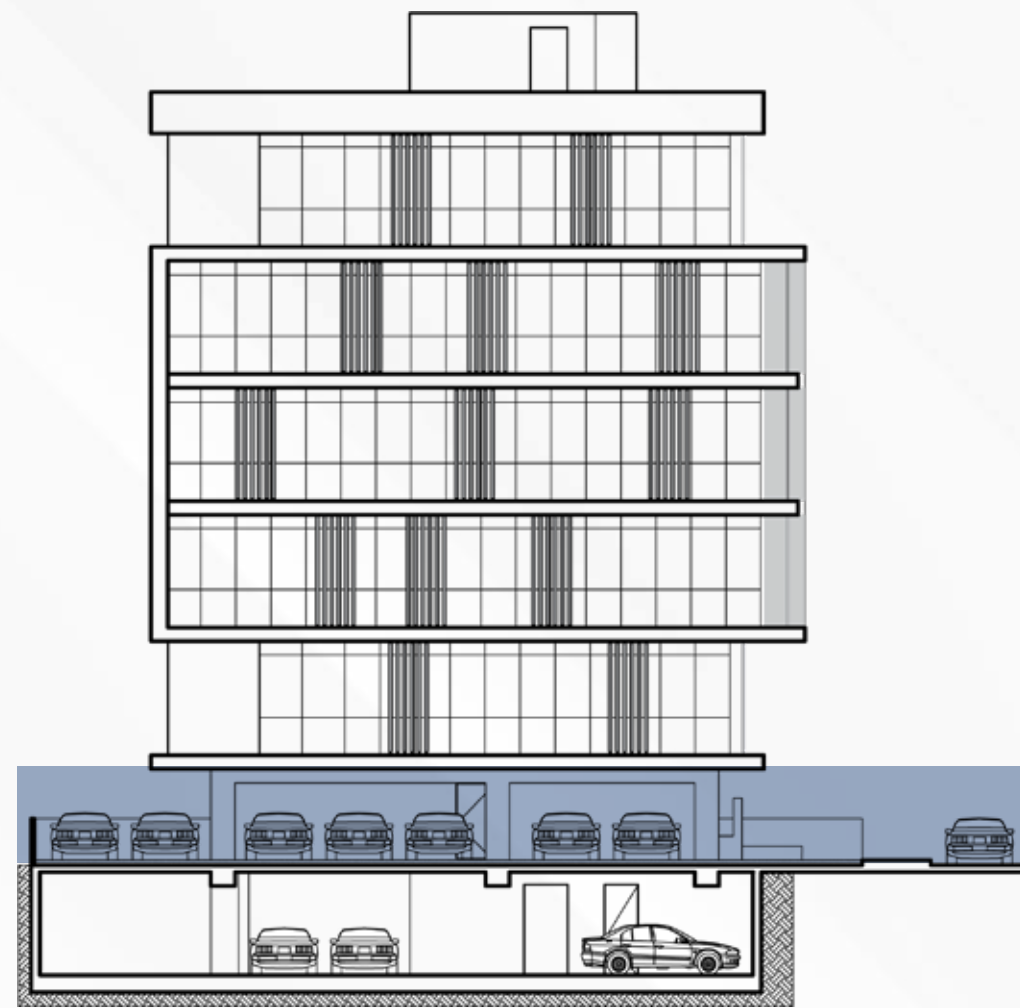
- TOTAL COVERED AREA: 105m<sup>2</sup>
- PARKING SPACES: 10

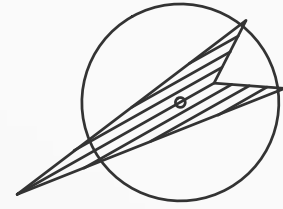




# Ground Floor

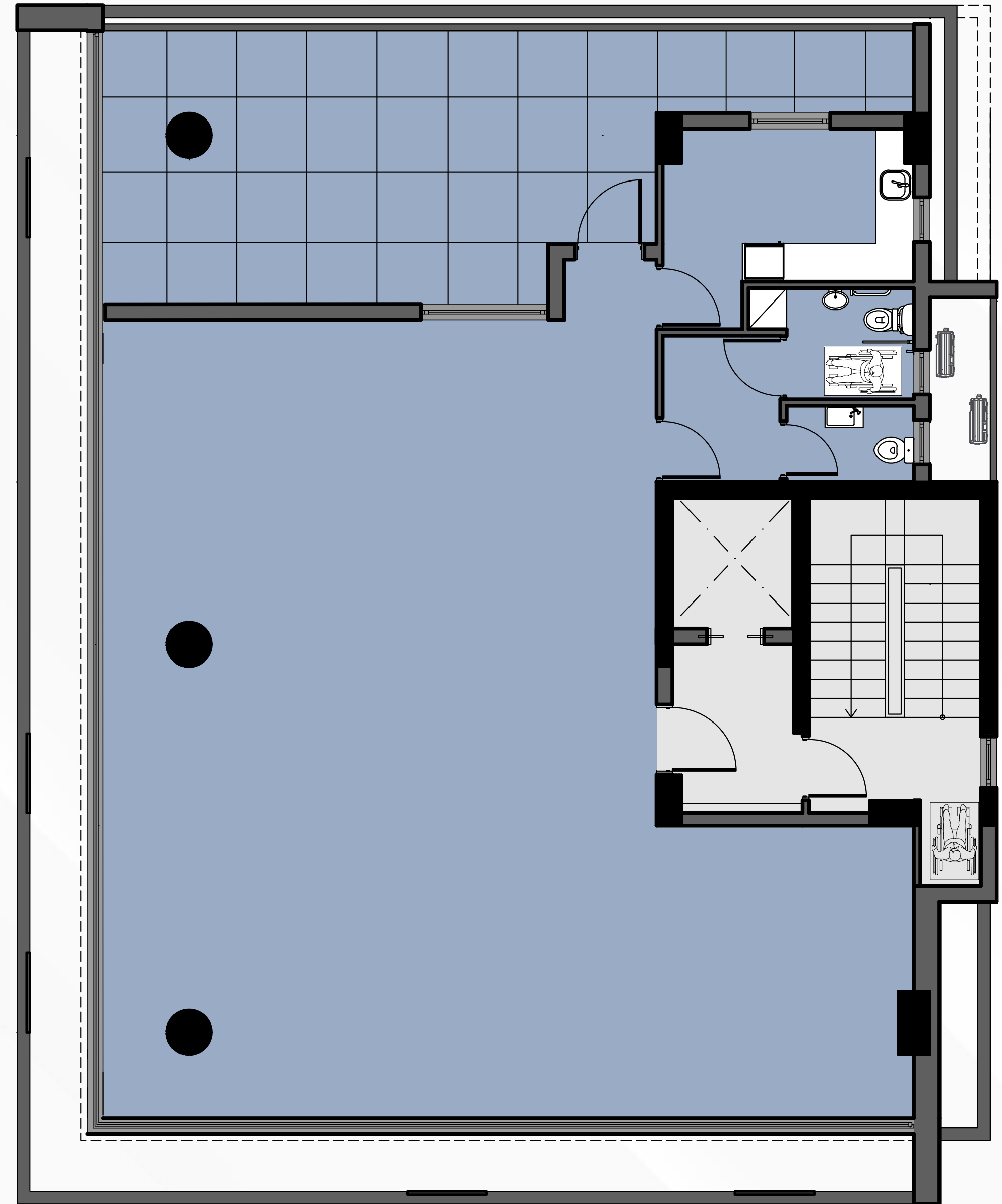
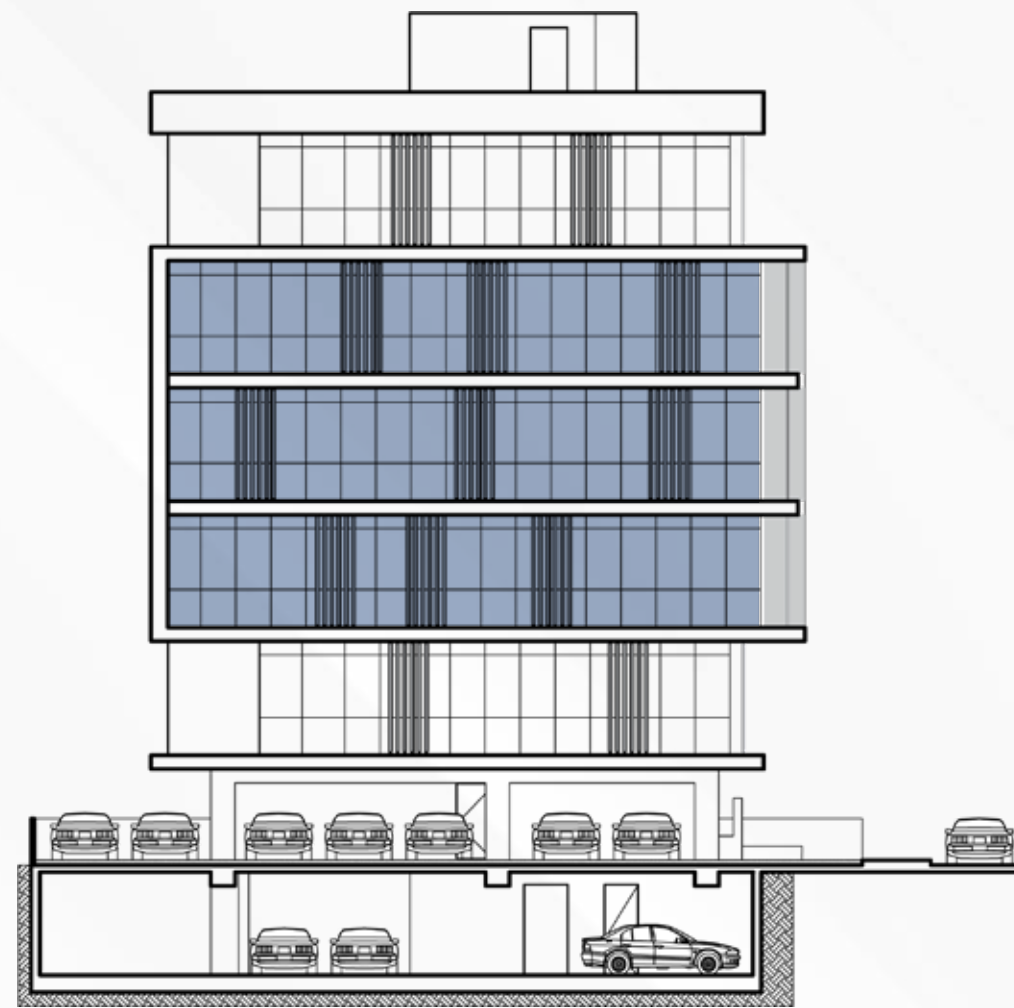
- LOBBY AREA: 29m<sup>2</sup>
- PARKING SPACES: 6

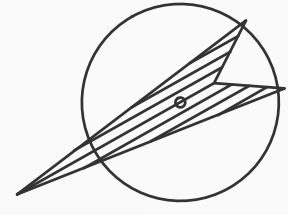




## Floors 2, 3 & 4

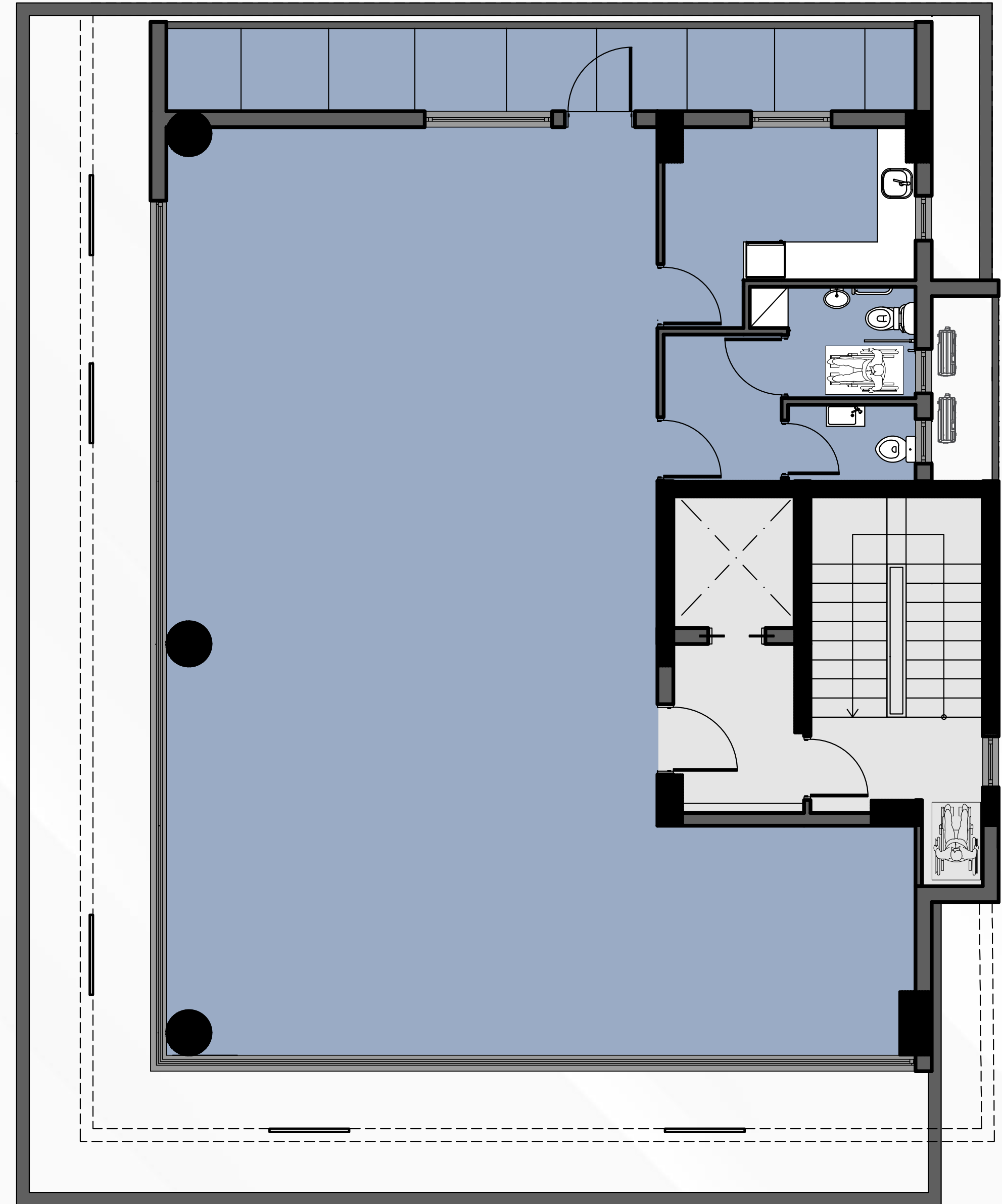
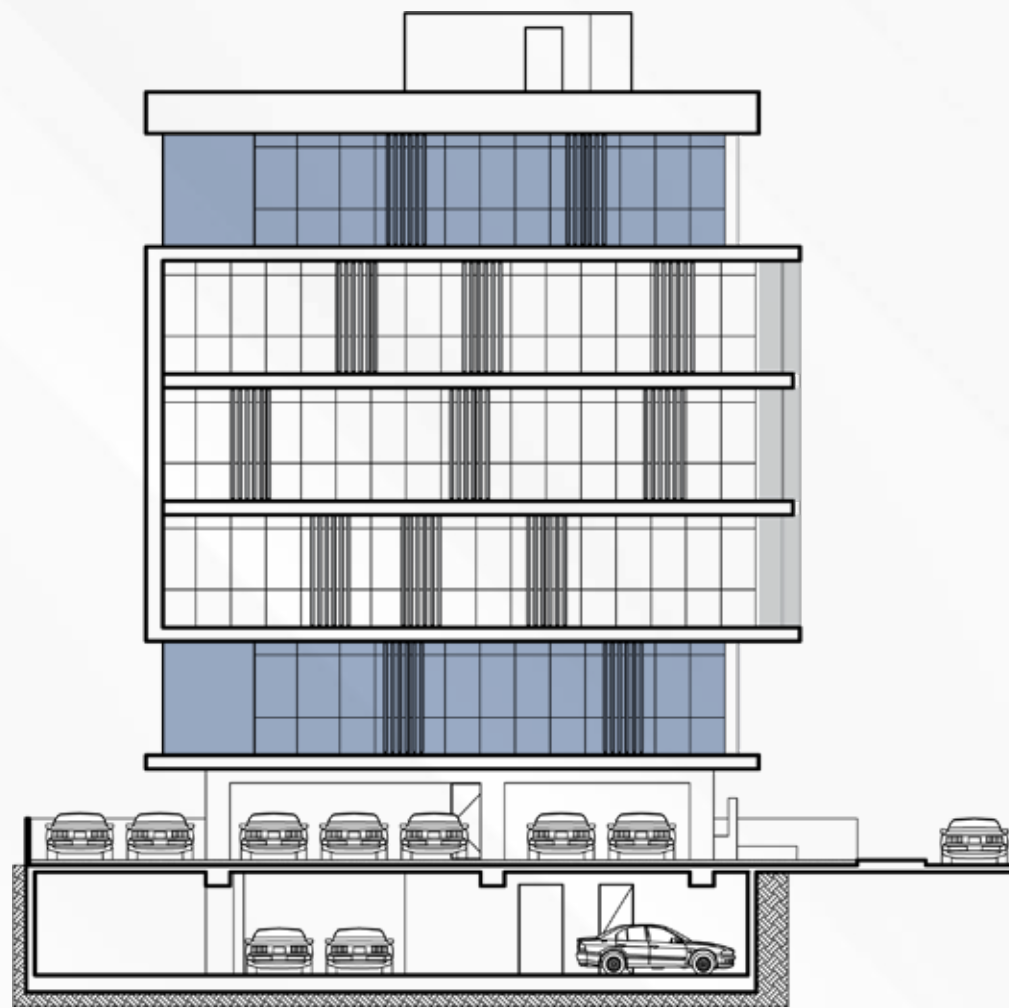
- INDOOR COVERED AREA: 168m<sup>2</sup>
- INDOOR COMMON AREA: 22m<sup>2</sup>
- COVERED VERANDA: 45m<sup>2</sup>
- TOTAL AREA: 235m<sup>2</sup>

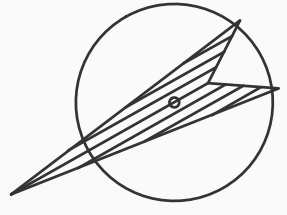




## Floors 1 & 5

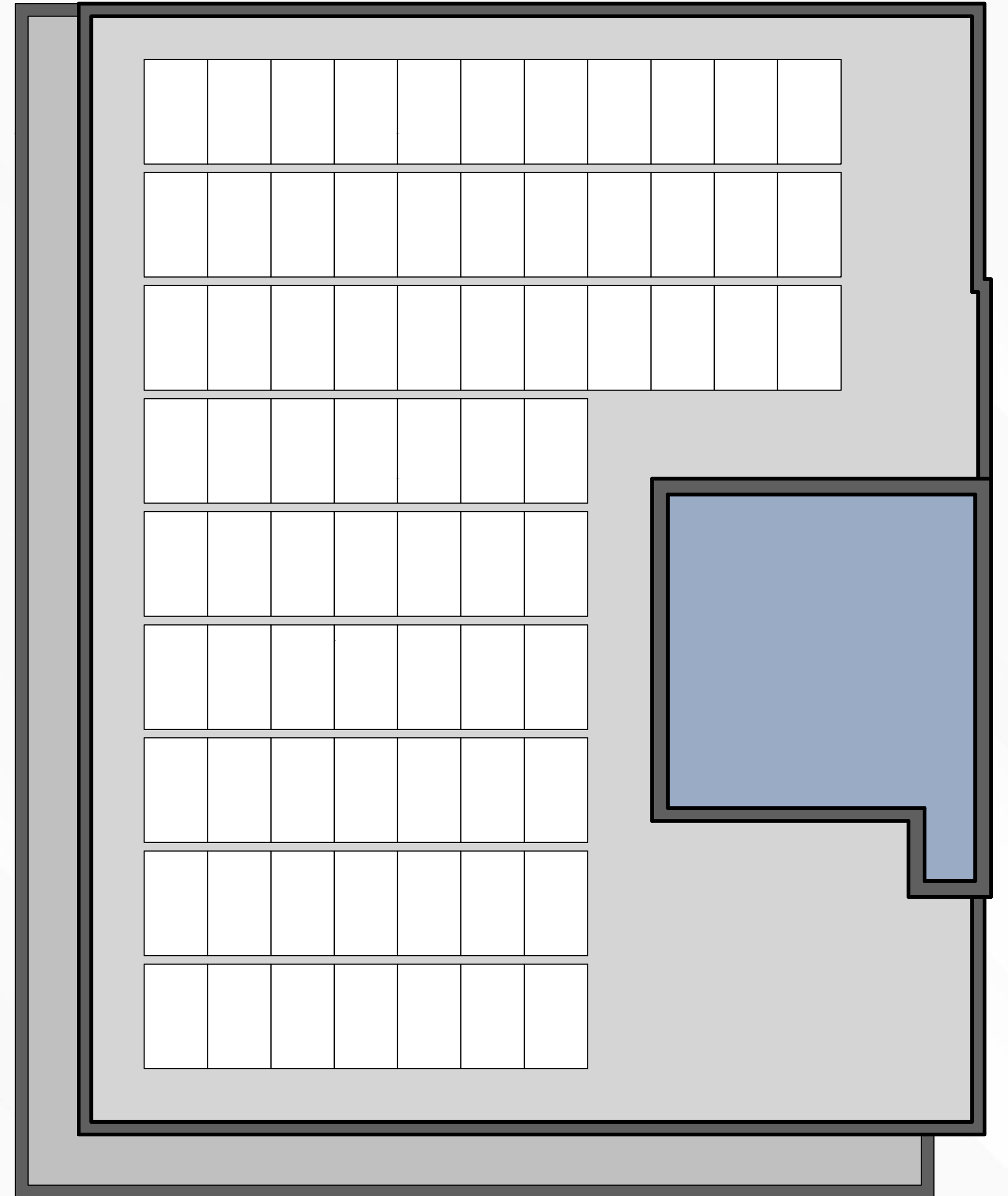
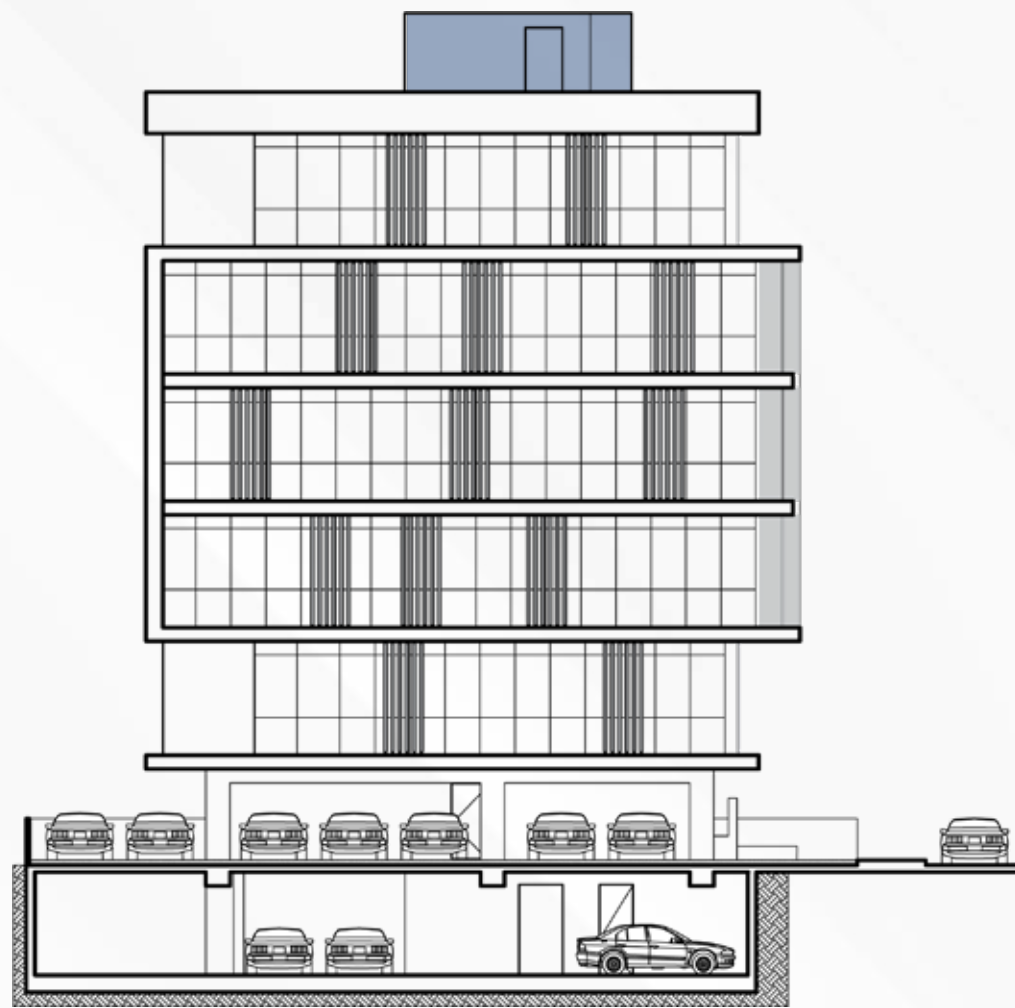
- INDOOR COVERED AREA: 162m<sup>2</sup>
- INDOOR COMMON AREA: 22m<sup>2</sup>
- COVERED VERANDA: 17m<sup>2</sup>
- TOTAL AREA: 201m<sup>2</sup>





# Roof Floor

- INDOOR COVERED AREA: 29m<sup>2</sup>









## STYLIANIDES GROUP

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