

METROPOL OFFICE

IN THE HEART OF LIMASSOL



*ONE OF THE MOST
TRUSTED PROPERTY
DEVELOPERS IN LIMASSOL*



METROPOL OFFICE



PRIME LOCATION

LIMASSOL

The second largest city in Cyprus, is an important commercial center that caters to a large international community



Metropol Office is located in one of the most prestigious area of Limassol on Christaki Kranou street, Germasogeia district with easy access to the highway

900m

to Seafront

700m

to Paphos, Nicosia,
Larnaca main motorway

1km

to High-star
Hotels

5.5km

to Limassol
Marina

50km

to Larnaca
International Airport



- Christaki Kranou,
Germasogeia





*WE DESIGN PROJECTS
THAT FULFILL OUR
CLIENTS NEEDS
AND HELP USERS
THRIVE BY ENHANCING
THEIR EVERYDAY
EXPERIENCE*



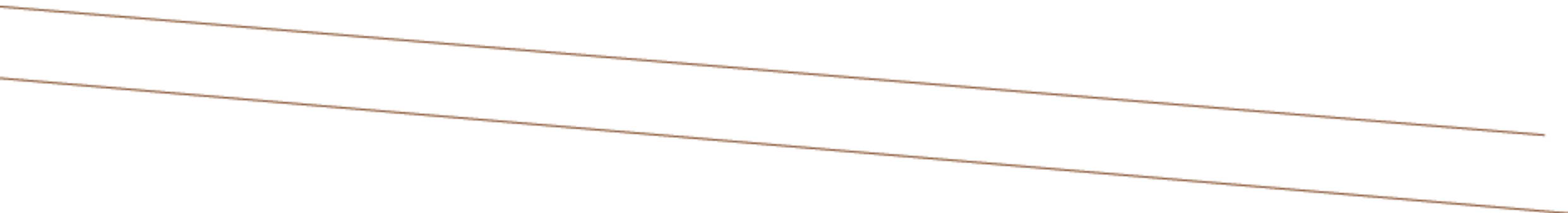
UNIQUE, MODERN & INNOVATIVE DESIGN

WE DEMONSTRATE THIS BY:

- Designing workspace that evokes enthusiasm and positively influences occupiers and users
- Delivering a variety of working environments
- Embracing technology to create intelligent buildings
- Delivering on our promises, procuring on time and to the best quality
- Thinking ahead to provide adaptable, flexible workspaces
- Committing to excellent levels of service and amenity

*OUR GUIDING PRINCIPLES
FOR DESIGN DEFINE WHAT WILL
MAKES EACH AND EVERY VIDI
GROUP DEVELOPMENT UNIQUE.*

Based on our consultation, experience and research allows
us creation workplaces of tomorrow.



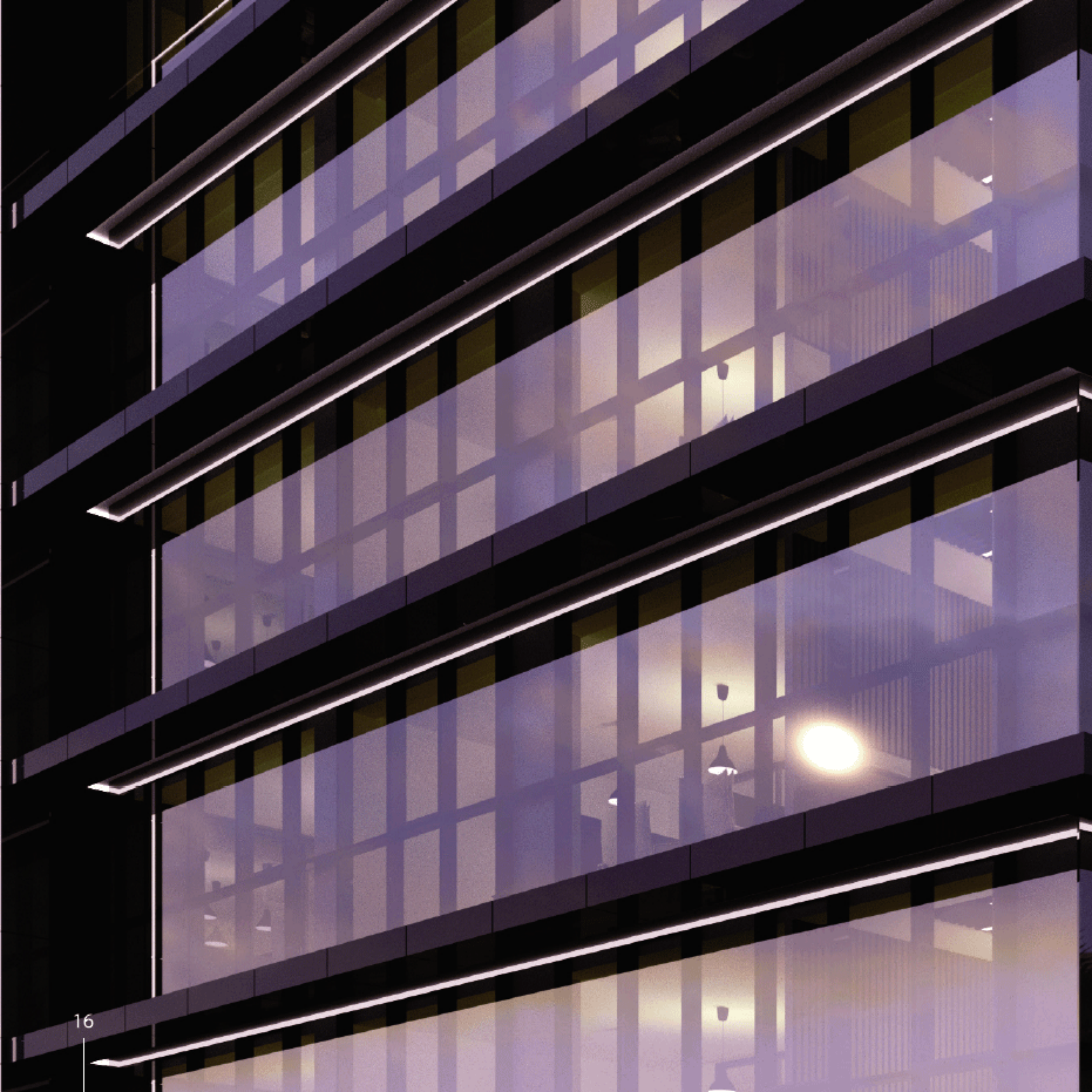


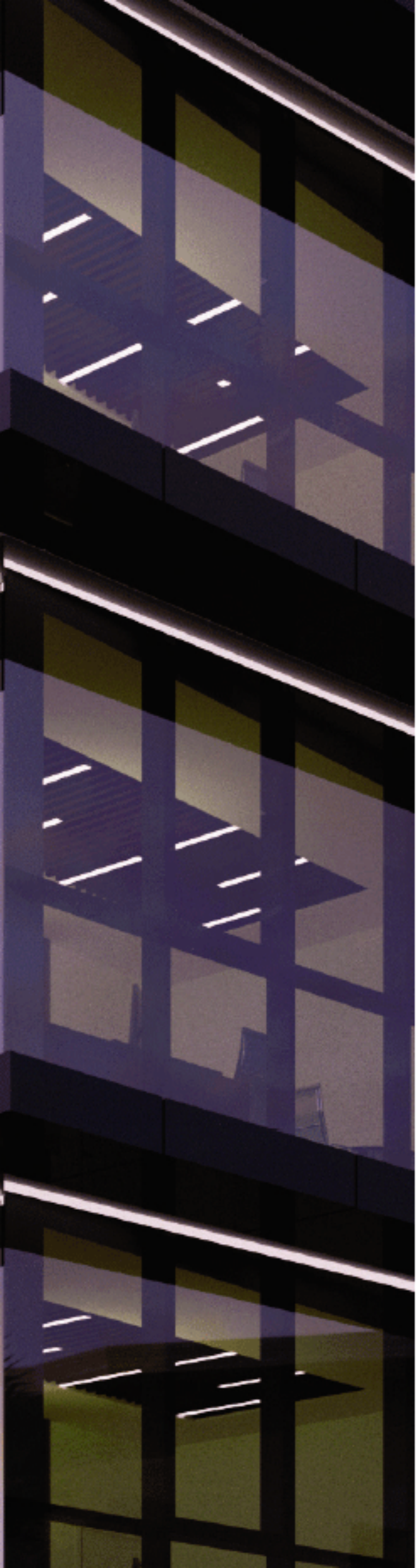
METROPOL
Office Building

*ULTIMATE
DESIGN*









*METROPOL OFFICE
ENSURES MAXIMUM
COMFORT AND
PRIVACY FOR ITS USERS*

*CREATING
VALUE BEYOND
REAL ESTATE*



COMFORTABLE ACCOMMODATION

The spacious luxurious offices occupies the entire five floors which are predominantly open plan with floor to ceiling height windows providing excellent natural light, sophisticated and modern design and spacious verandas which enjoy sea and mountain views.

The offices benefit from full access raised floors, VRV comfort cooling/heating, kitchens and toilets on each floor and big roof veranda.

All floors have attractive vaulted ceiling with a glazed partitioned meeting room and unique office spaces.

The Metropol has 12 parking spaces, seven of them are located on the underground basement and five covered parking in the ground floor. Also on the basement and roof are additional storage areas and the mechanical room.







TECHNICAL SPECIFICATIONS

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.

OFFICE EXTERNAL WALLS:

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

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

INTERNAL WALLS:

Kitchen, kitchen corridor, veranda: brick walls, plastered and painted. Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

FLOORING:

Lobby/Foyer: Italian marble.
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) Lavatories: Ceramic floor tiles for heavy use. Kitchen, veranda: Ceramic floor tiles for heavy use.

SANITARY WARE:

For the equipment of sanitary room's porcelain sanitary ware are provided as standard along with sanitary fittings.

KITCHEN & CARPENTRY

Carpentry Fully Fitted MDF cupboard
Kitchen: electromechanical provisions for Micro Wave, Dish washer, Fridge, water free standing appliance, double Plugs for other kitchen appliances.
Internal Doors-High quality Medium Density Fibreboard-veneer finish.
Complete with metal door handle, lock, doorstop and hinges.

CEILINGS

Lobby/Foyer: gypsum plasterboard ceiling with decorative lighting

ELEVATORS

High speed KONE elevator Load capacity: 600kg/8 persons serving floors. Fire protection for 120 mins.

HEATING & COOLING

VRV central Air-Conditioners, for each floor with ceiling cassettes





UTILITIES:

Water supply is provided by the municipal mains water supply system. 20x Electric Sockets with floor grommets installed beneath raised floors.

LIGHTING:

Lobby/Foyer: Down lights integrated in the ceiling and floor. Offices: LED panel 40W 60x60cm, integrated in the suspended ceilings (20 units per floor). Emergency Lighting: According to authority prescriptions and building codes security lightings for the escape routes of the building.

FIRE ALARM SYSTEM:

A Fire Alarm System centralised system with smoke detectors in each office and open working space according to authority prescriptions.

ENTRANCE CONTROL SYSTEM:

The building entrance at Ground floor equipped with Access control/magnetic card system.

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. Ability of access through Internet to authorised persons.

TRAFFIC CONTROL SYSTEM:

The basement parking area is equipped with an automated garage door system affected via remote controls Ground floor parking automated barrier affected via remote controls.

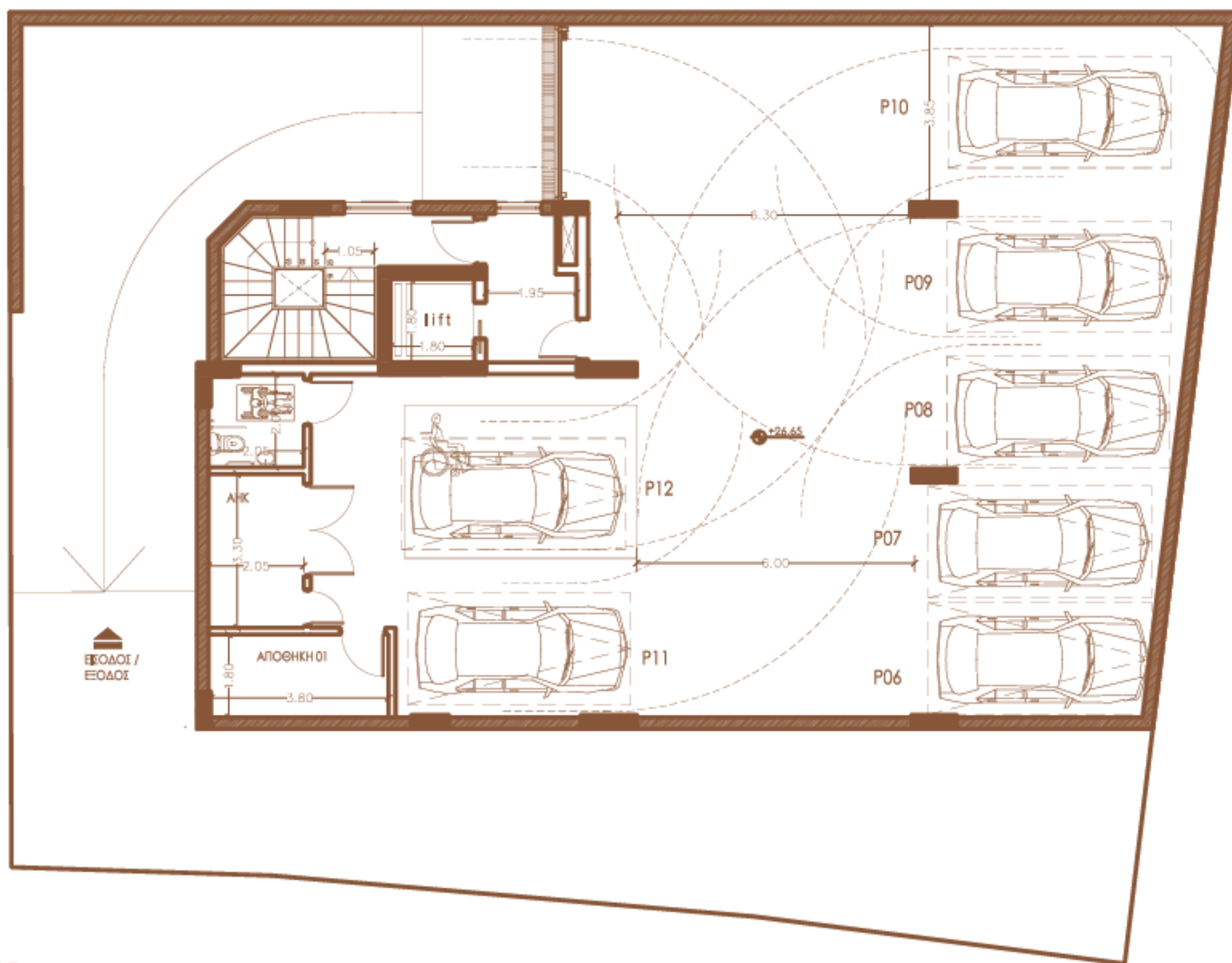




BASEMENT

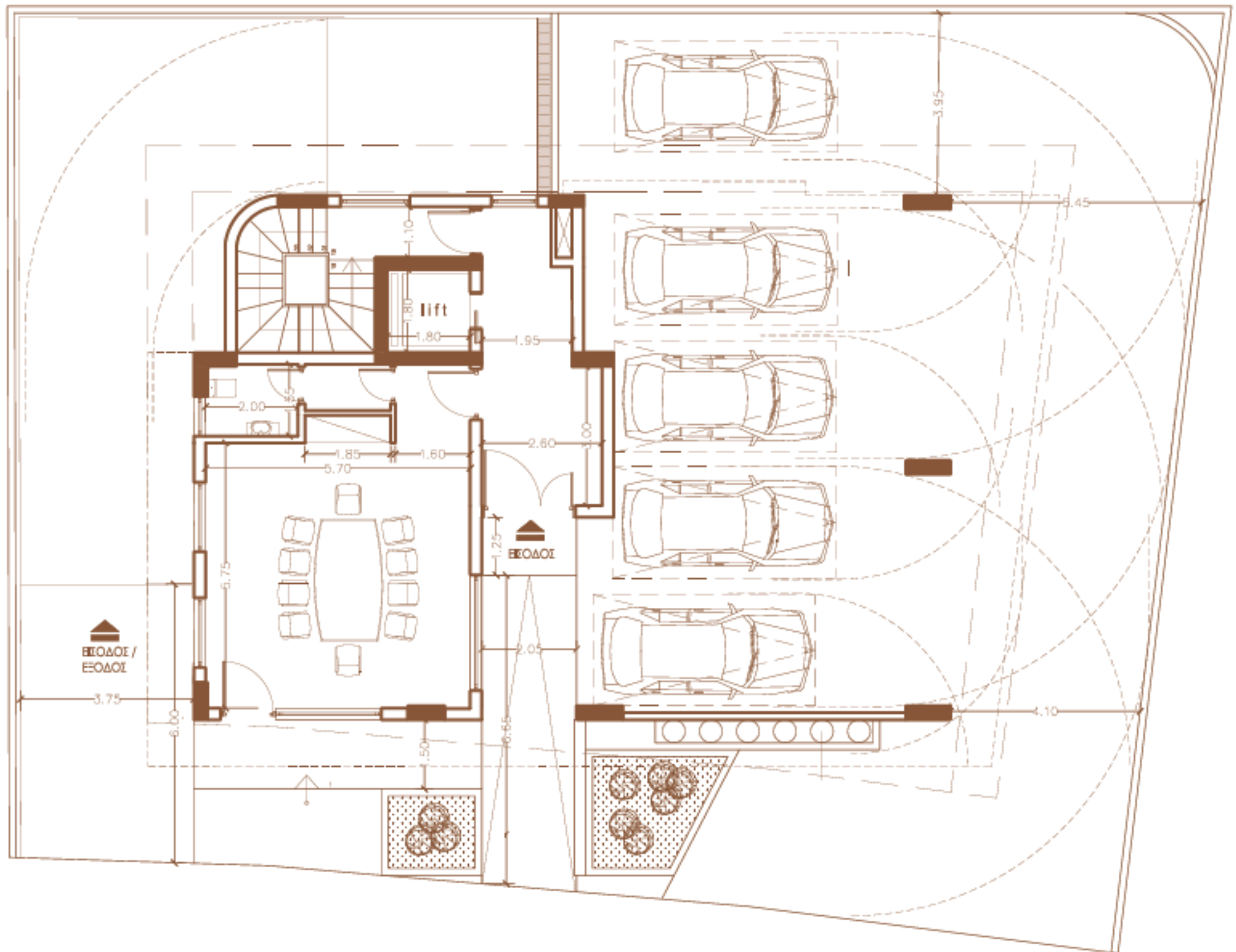
Covered parking spaces
Covered area

7
300m²



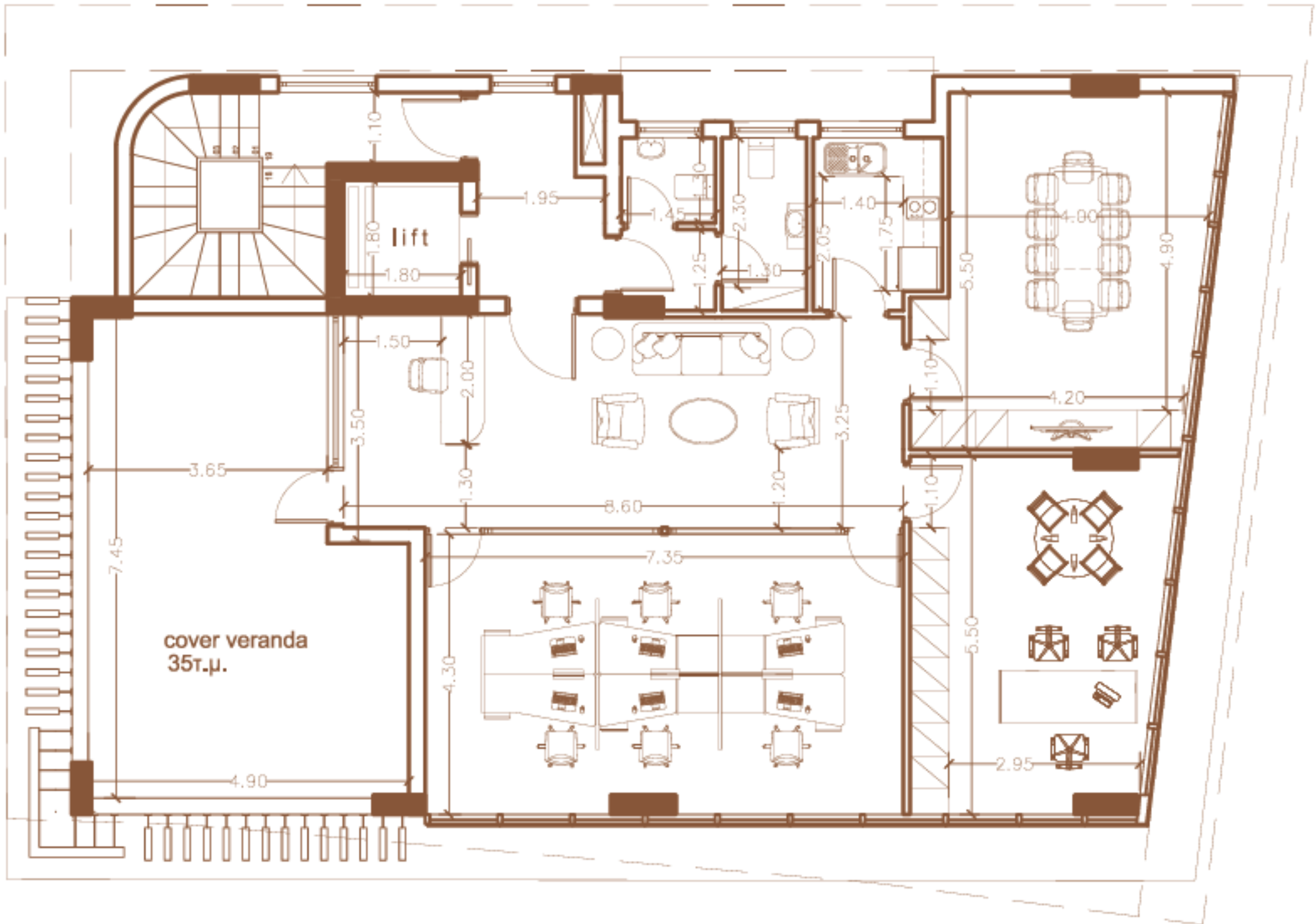
GROUND FLOOR

Covered balcony area	47m ²
Common area	40m ²
Total covered area	40m ²
Covered parking spaces	5
Covered area	100m ²



1,2,3,4 FLOOR

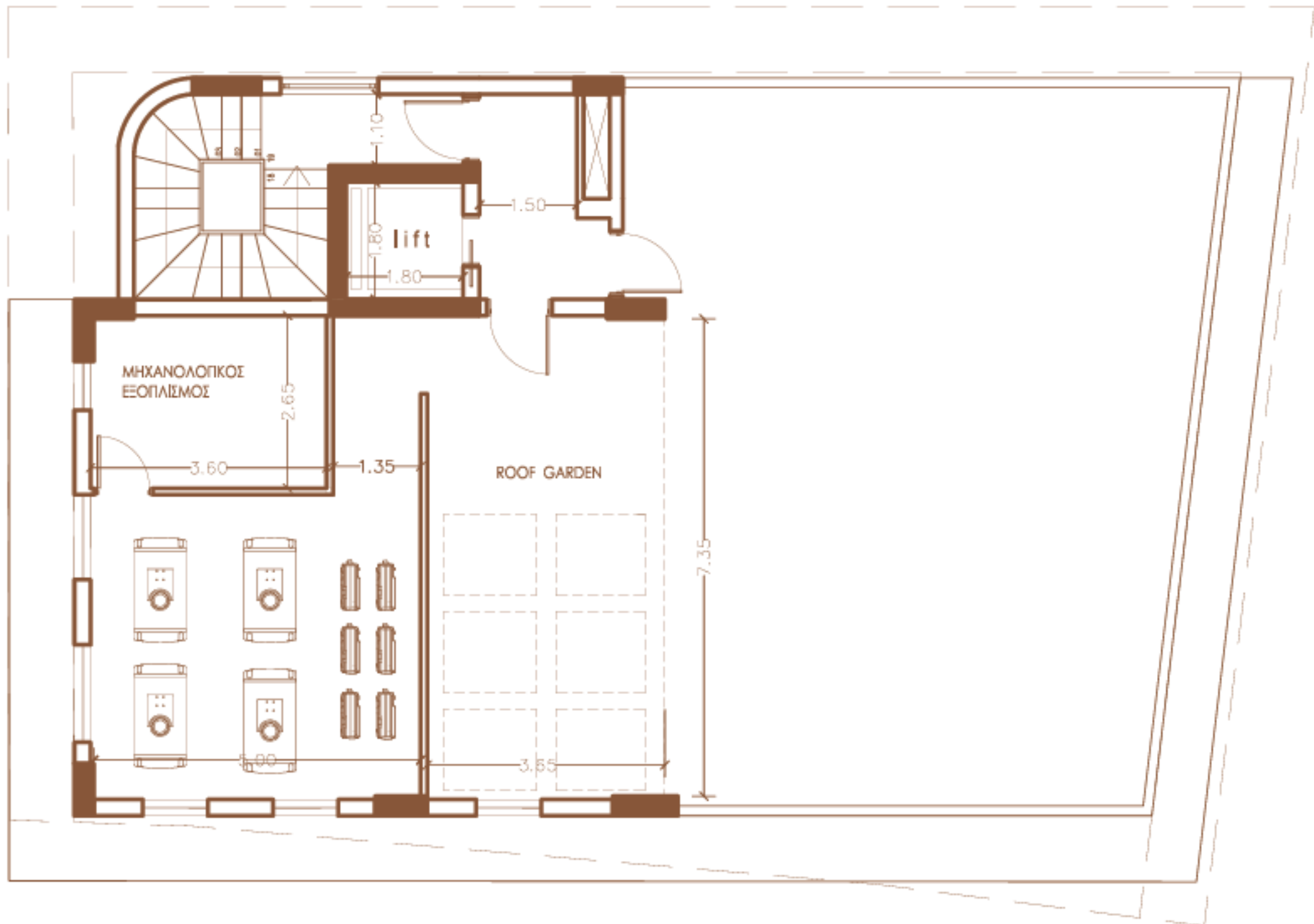
Use	Office
Internal covered area	152m²
Covered balcony area	35m²
Common area	23m²
Total covered area	210m²



ROOF

Use
Internal covered area
Covered balcony area
Common area
Total covered area

Auxiliary
70m²
40m²
23m²
133m²



WORKING TOGETHER ON OUR DEVELOPMENTS

Key to the successful and profitable delivery of our developments is our deep relationships and inclusive way of working with our suppliers.

On our developments, to maintain our track record of successful project delivery, we seek, where possible, to retain key team members on successive developments.

For all of our development regular communication is paramount. This starts with the design process, where we encourage our design team to consider the art of the possible and work with our contractors to explore new ways of working, to achieve the best efficiencies and final product.